



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



PROSPECT

Tarlton

# Prospect, Tarlton, GL7 6PA

## A beautiful Grade II Listed Cotswold stone house in the heart of The Cotswolds

### Location

Located in Tarlton, Prospect is ideally situated in the heart of the Cotswolds, close to Cirencester. Surrounded by some of England's finest countryside, country walks are on the doorstep. Nearby picturesque villages include Rodmarton, which is home to a wonderful Primary School; Kemble with its handy direct train service to London Paddington, and Ewen which has a superb gastro pub, The Wild Duck.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets. Sporting opportunities are abundant.

The historic town of Malmesbury is a short drive away and Tetbury, with its exceptional arboretum, is only 7 miles away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

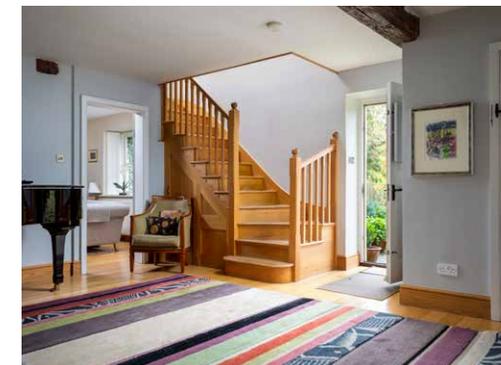
Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Rodmarton Primary School, Kemble Primary School, Beaudesert Park, Powells, Deer Park, Kingshill, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, to name a few.

*Kemble 2 miles  
(direct train to London Paddington)  
Cirencester 5 miles  
Tetbury 7 miles  
Malmesbury 9 miles  
M4 (Junction 15) 22 miles  
Cheltenham 18 miles*

All distances and times are approximate

Entrance hall • Kitchen/ family room • Living room  
Cloakroom • Utility • 3 Bedrooms • 3 Bathrooms • Terraces  
Gardens • Private parking





## General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.  
Private drainage. Oil-fired central heating.

Postcode: GL7 6PA.

Viewing: Strictly by appointment through  
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council,  
Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 623000. Council Tax Band G.



## Description

Prospect is a fantastic family home in the heart of the Cotswolds. Built of Cotswold stone and nestled down a quiet country lane, the house is both welcoming and beautiful. The accommodation flows superbly and offers both generous proportions and cosy corners.

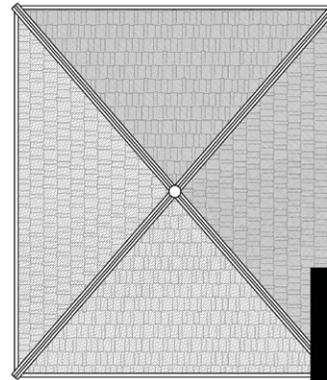
The kitchen is well equipped with all mod cons and with its breakfast bar and seating area it is the perfect spot for morning coffee. This a fabulous space for entertaining family and friends with French doors opening onto the terrace, perfect for indoor/outdoor living in the summer months. The entrance hall/ sitting room is charming and comfortable and the adjoining living room with open fireplace is ideal for relaxing with a good book on a cold winters day with a roaring fire. A spacious bathroom

with separate walk in shower is also on the ground floor, as is a handy utility room.

The first floor comprises 3 double bedrooms, one with en suite shower room, and a family bathroom. All the rooms are beautifully designed to provide comfort and ample storage. Of particular note are the painted wood floors, impressive whitewashed exposed oak beams and the gorgeous hand crafted window shutters throughout.

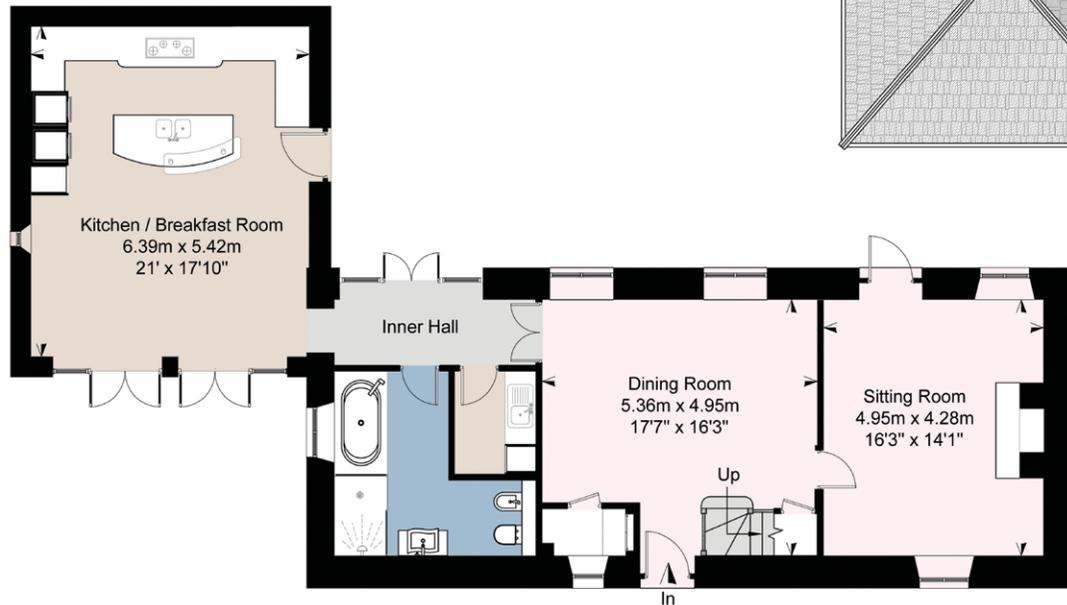
Outside the terrace is wonderful for al fresco dining and overlooks the flower beds and garden. The garden is predominantly laid to lawn, interspersed with herbaceous borders and a peaceful haven of tranquility. The driveway provides private off-road parking.



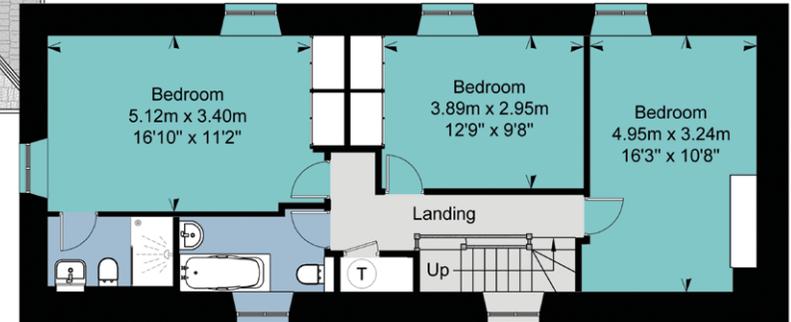


## 2 Manor Farm Barns, Tarlton, Cirencester, Gloucestershire

House Approximate IPMS2 Floor Area 175 sq metres / 1883 sq feet



Ground Floor



First Floor

Simply Plans Ltd © 2020  
07890 327 241  
Job No SP2195  
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

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