

ROWAN TREE HOUSE

— WOODMANCOTE —



ROWAN TREE HOUSE, WOODMANCOTE, GL7 7EN

Entrance hall • Kitchen/ Dining room • Living room • Sitting room • Offices
Boot room • Utility • Cloakroom • 4 Bedrooms • 2 Bathrooms • Terrace
Enclosed garden • Fire pit area • Outbuilding • Private driveway and parking

A wonderful detached village house in the heart of The Cotswolds

Description

Rowan Tree House is a fabulous detached family home with superb proportions and bright and light living spaces throughout. Careful thought and attention have been put into creating both a welcoming and practical home full of charm and character. The house has undergone a thorough program of renovation and extension in recent years with the layout now lending itself extremely well to contemporary living.

The ground floor, with under floor heating, has four well-proportioned reception rooms, including the kitchen. The kitchen/ dining room is without doubt the heart of the house and a

wonderful space in which to gather with family and friends, perfect for quiet chats over morning coffee at the breakfast bar, or animated family discussions around the kitchen table whilst cooking up a storm! The bifolding doors allow for indoor/ outdoor living in the warmer months and create a seamless transition to the garden.

The living room is ideal for hunkering down on a chilly winter's day with a good book in front of the roaring wood burner and the adjacent sitting room works perfectly as a playroom for younger children. The bi-folding doors make this room wonderfully bright and light.

The offices are ideal for working from home with French doors leading to the driveway for independent access and a door to the garden.

The boot room keeps all the coats, kit and wellies tidied away!

Upstairs comprises the master bedroom with en suite bathroom and dressing area. There are three further bedrooms and a family bathroom. All the rooms have been beautifully laid out to provide comfort and discreet storage and due to the house's southerly aspect there is an abundance of natural light in all the bedrooms.

The landscaped garden is predominantly laid to lawn, interspersed with herbaceous borders and mature trees. The fire pit area has been superbly created to provide a peaceful shaded spot during sunny days and is super for cosy campfire evenings roasting marshmallows. The garden has been thoughtfully designed to offer quiet corners, children's play space and pretty colours throughout the year.

The gated driveway provides ample private parking.

Location

Rowan Tree House is a beautiful Cotswold home located in the pretty village of Woodmancote, conveniently situated close to both Cirencester and Cheltenham and surrounded by stunning Cotswold countryside.

Rendcomb with its handy post office and general store is a short mile away, and has a reputable doctor's surgery. The Bathurst Arms in nearby North Cerney is a welcome spot for a refreshing drink after a long Sunday walk and The Green Dragon, a little closer to Cheltenham, is a superb and welcoming gastro pub.

Elkstone Studios, just a few miles up the road, is a collection of converted barns and is home to a Jesse Smith's butcher, Knead bakery, various wellness and fitness businesses, paddle courts and a selection of fabulous boutiques.

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.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with a superb selection of state and grammar schools such as North Cerney Primary School, Stratton Primary School and Powells, Pate's and Marling, as well as a wide range of impressive private schools, such as Rendcomb College, Beaudesert Park, Cheltenham Colleges and Dean Close to name but a few.

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.



*Rendcomb 1 mile
Cirencester 5 miles
Cheltenham 10 miles
Kemble 10 miles
(London Paddington 75 mins)
Swindon 24 miles
M4 (junction 15) 24 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000.

Council Tax: Band G. EPC rating E.

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



Rowan Tree House, Woodmancote, Gloucestershire

House Approximate IPMS2 Floor Area 211 sq metres / 2271 sq feet
 Attic Space 12 sq metres / 129 sq feet
 Store 10 sq metres / 108 sq feet

Total 233 sq metres / 2508 sq feet
 (Includes Limited Use Area 9 sq metres / 97 sq feet)



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