

SAFFRON HOUSE



SAFFRON HOUSE, SOUTHPROP, GL7 3RL

A BEAUTIFULLY PRESENTED FAMILY HOUSE IN ONE OF THE FINEST COTSWOLD VILLAGES.

LOCATION

Located in The Farriers, a peaceful cul-de-sac in the heart of Southrop, Saffron House is a superb family home. Southrop is arguably one of the finest villages in the Cotswolds, renowned for its stunning picturesque Cotswold stone houses and boutique hotel Thyme. This quintessential English village is home to a thriving community with the popular The Swan gastro pub, an excellent primary school and a beautiful church.

One is spoilt for choice with the fabulous selection of idyllic Cotswold towns and villages which are only a short drive away, with London and its airports accessible in 90 minutes.

Known as the "Capital of the Cotswolds", nearby Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

Fairford, 4 miles away offers a wide range of facilities including a library, a stunning medieval church, a range of shops including a post office, doctor and dentist surgeries, a leisure centre, and a choice of good restaurants and gastro pubs. Burford, 7 miles away, offers various weekly

markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

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

A little further afield is Daylesford Organic Farm Shop set in enchanting grounds with a superb restaurant and deli to suit all tastes; and Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Southrop COE Primary School, Farmor's, Hatherop Castle, Cheltenham and Oxford schools, St Hugh's and Pinewood, to name but a few.

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

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.

- ENTRANCE HALL • DINING ROOM/ GYM
- LIVING ROOM • KITCHEN/ BREAKFAST ROOM • UTILITY
- CLOAKROOM • 5 BEDROOMS • 4 BATH/SHOWER ROOMS
- LANDSCAPED GARDEN • VEGETABLE GARDEN • TERRACE
- PRIVATE DRIVEWAY • DOUBLE GARAGE





DESCRIPTION

Saffron House is a stunning family home, elegantly refurbished to highlight generous living spaces and an abundance of natural light throughout.

The entrance hall leads through to the contemporary kitchen/breakfast room which has been thoughtfully created to allow for open plan living with underfloor heating and French doors leading to the terrace and garden beyond, ideal for indoor/outdoor living in the warmer months. Superbly equipped with a double oven, integrated coffee machine, double Fisher & Paykel dishwasher and bespoke units, this is clearly the heart of the home and a fabulous space to entertain family and friends.

The adjoining living room, with Wood Warm wood burner is a comfortable and inviting room in which to relax and unwind. Across the hallway is a dining room, currently used as a home gym and formerly also a superb and bright playroom.

A handy utility room and separate cloakroom are useful additions to the downstairs living space.

Upstairs are four double bedrooms, two with en suite shower rooms and a family bathroom. The bedrooms are bright and light with views to the front of the house and overlooking the garden.

The generous double garage provides ample parking and storage space. Stairs lead to a superb home office/ fifth bedroom with en suite shower room.

Outside, the south and westerly facing garden is a haven of peace and tranquillity. Beautifully designed, it is predominantly laid to lawn, interspersed with colourful herbaceous borders. The terrace overlooking the garden is a wonderful spot for al fresco dining and entertaining and enjoys full daylight from late morning until sunset. To the side of the garden is a vegetable patch, perfect for the garden enthusiast!

FAIRFORD 4 MILES
BURFORD 7 MILES
CIRENCESTER 12 MILES
SWINDON 15 MILES
(LONDON PADDINGTON 55 MINS)
CHELTENHAM 25 MILES
OXFORD 27 MILES
ALL DISTANCES AND TIMES ARE APPROXIMATE

GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Private Drainage. Oil-fired central heating, electric underfloor heating.

Postcode: GL7 3RL.

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 643000.

Council Tax Band G, EPC rating D.





SHARVELL
PROPERTY

T: 01285 831 000 | E: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

WWW.SHARVELLPROPERTY.COM

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs May 2018.