

SISTERS HOUSE

— NEAR CIRENCESTER —



SISTERS HOUSE, CIRENCESTER, GL7 5EY

KITCHEN/ BREAKFAST ROOM • DINING ROOM
SITTING ROOM • DRAWING ROOM • FAMILY ROOM
UTILITY • OFFICE • FIVE BEDROOMS • 3 BATHROOMS
SUBSTANTIAL OUTBUILDINGS • PRIVATE GARDENS AND
GROUNDS • DRIVEWAY WITH AMPLE PARKING

AN EXCEPTIONAL 18TH CENTURY BARN CONVERSION IN THE HEART OF THE COTSWOLDS

DESCRIPTION

Sisters House is a 4,166 sqft beautiful barn conversion in the heart of the Cotswolds. Dating back to the 18th Century, this grade II Listed Cotswold home is both welcoming and generously proportioned. Of particular note is the fenestration throughout the property which adds an exceptional feeling of space and an abundance of natural light throughout with large windows overlooking the surrounding gardens.

Built of traditional Cotswold stone Sisters House is an elegant and very attractive home with lovely gardens and an impressive approach along the driveway which creates a wonderful sense of arrival. The property has been renovated and

created to feel much more like a house rather than a typical barn conversion, offering good ceiling heights and generous living spaces yet also a feeling of warmth and cosiness.

The great room proportions lend themselves superbly for entertaining family and friends and equally for everyday living.

The kitchen, with its striking racing green Aga, is ideal for family gatherings and putting the world to rights over morning coffee and is well equipped with ample storage and worktop space.

The reception rooms on the ground floor flow wonderfully and benefit from views

over the gardens. French doors are perfect for indoor/ outdoor living in the warmer months, and there are beautiful features such as exposed beams and stone walls. The wood burner in the drawing room is ideal for relaxing in front of after a long winter walk in the surrounding countryside.

A handy utility room and cloakroom are great additions to the ground floor living space.

Upstairs comprises five bedrooms, two of which have en suites bathrooms, and a family bathroom. Along the hall is an excellent home office with separate stairway access, ideal for working from home.

Outside, a substantial outbuilding offers exceptional potential to greatly increase the living space and create ancillary accommodation, subject to obtaining the necessary consents.

The garden is predominantly laid to lawn with herbaceous borders including fragrant and colourful lavender and rose beds. In all, circa 1.5 acres of gardens, grounds and woodland.

The lawn is ideal for children's games and the terrace overlooking the garden is perfect for al fresco dining and sundowners.

The driveway offers ample parking.

LOCATION

Sisters House is superbly located off the Welsh Way, only a couple of miles north of picturesque market town of Cirencester.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham only a short drive to the north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

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

The area offers an excellent choice of schooling, including Beaudesert Park, Cheltenham Colleges, Westonbirt, Rendcomb, as well as outstanding state and grammar schools.

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.

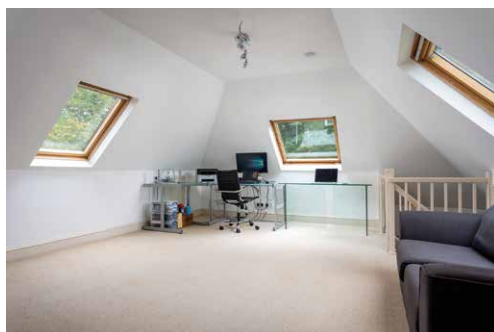


CIRENCESTER 2.5 MILES
KEMBLE 6 MILES (DIRECT TRAIN
TO LONDON PADDINGTON)
CHELTENHAM 14 MILES
M4 (JUNCTION 15) 21 MILES

All distances and times are approximate







GENERAL INFORMATION

Tenure: Freehold. Grade II Listed.

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

Postcode: GL7 5EY.

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.



Sisters House, Stow Road, Baunton, Gloucestershire

House Approximate IPMS2 Floor Area 387 sq metres / 4166 sq feet
 Hay Store 17 sq metres / 183 sq feet
 Cattle Shed 41 sq metres / 441 sq feet
 Stables 44 sq metres / 474 sq feet
 Store 16 sq metres / 172 sq feet

Total 505 sq metres / 5436 sq feet
 (includes Limited Use Area 15 sq metres / 161 sq feet)



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 07890 327 241
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 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

Outbuildings
 Not Shown In Actual Location Or Orientation

SHARVELL PROPERTY

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