

The Old House



The Old House, Middle Duntisbourne, GL7 7AR

A beautifully crafted Grade II Listed country house in the heart of the Cotswolds

Description

The Old House is the perfect example of the fusion of traditional build and contemporary design blending so beautifully together to create a welcoming, comfortable and bright home in an exceptional country setting. It is an inspiring home, renovated with love.

The attention to detail in the creation of The Old House is remarkable with the architectural design and artistic flair making this a rare and beautiful find.

Grade II Listed, the current owner has been mindful to retain the original features of the 17th Century house with its flagstone floors, stone mullion windows and exposed beams and, in homage to its authenticity, has incorporated and highlighted these within the recent renovations.

The Old House is naturally bright and light throughout with views over the garden, terraces and countryside beyond. Bespoke and elegantly designed fittings are a superb addition to the house with carefully positioned Artemide lighting, stylish Bisque radiators and a fabulous striking red Aga in the kitchen.

Traditional in style yet contemporary in living, The Old House benefits from discreet modern technology with partial underfloor heating, remote wifi-regulated mood lighting and high-speed internet.

The ground floor living space flows beautifully with the sitting and living rooms both featuring generous fireplaces, one with wood burner, ideal for the cooler months of the year. French doors from the living room lead to the stunning south facing garden.

The first floor consists of the master bedroom with en suite bathroom with separate shower.

This bathroom also serves a further double bedroom which has independent access from the kitchen. Across the landing is a further double bedroom and bathroom. The second floor consists of a double bedroom with en suite shower room.

Planning permission has been granted to join the separate annexe, The Old House Barn, to the main house via a glazed link to create fluid and ample additional living space. The annexe currently consists of a generous kitchen/ breakfast/ living room with a mezzanine study area, a double bedroom and a separate bathroom.

The South facing garden is spectacular. A garden enthusiast, the owner has created a beautiful garden, sociable and elegant, yet also perfectly functional with peaceful seating areas, open lawn and colourful herbaceous borders. The garden is quite simply delightful!

Ample parking is to the front and side of the house.

*Duntisbourne Abbots 1 mile
Cirencester 4 miles
Kemble 9 miles
(direct trains to London Paddington)
Tetbury 13 miles
Cheltenham 12 miles
Malmesbury 17 miles
Burford 21 miles
Swindon 22 miles
(direct trains to London Paddington)*

All distances are approximate

The Old House: Kitchen/Breakfast Room • Sitting Room • Living Room
Four Bedrooms • Three Bath/Shower Rooms • Landscaped Gardens • Terraces
Store • Summer House • Ample Parking

The Old House Barn: Kitchen/Breakfast/Living Room • Mezzanine Study • Bedroom
Bathroom • Terrace • Parking





Location

The Old House is nestled along a quiet country lane in Middle Duntisbourne, a peaceful hamlet in the heart of the Cotswolds Area of Outstanding Natural Beauty.

Exceptionally well located, this truly stunning country home offers the best of both worlds with country walks on the doorstep and breath-taking views over the rolling hills, yet is within easy reach of local amenities.

Known as the "Capital of the Cotswolds", Cirencester, only four miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés and twice weekly markets.

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

The historic towns of Tetbury, Malmesbury, and Burford are only a short drive away. These towns offer a selection of independent shops, cafés and restaurants and everyday shopping facilities.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as the three CoFE Primary Schools (Stratton, Powell's and Sapperton), Pate's Grammar School, Rendcomb College, Beaudesert Park, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park, and finally there is Polo across the Duntisbourne Valley in Cirencester Park.

Communications in the area are excellent with gigaclear to the property providing ultra high-speed internet. There is easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways.

General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity. Private drainage. Oil-fired heating. Gigaclear fibreoptic internet to the house.

Postcode: GL7 7AR.

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 F.

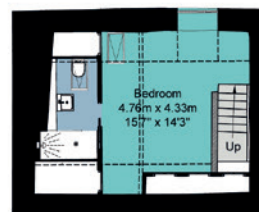
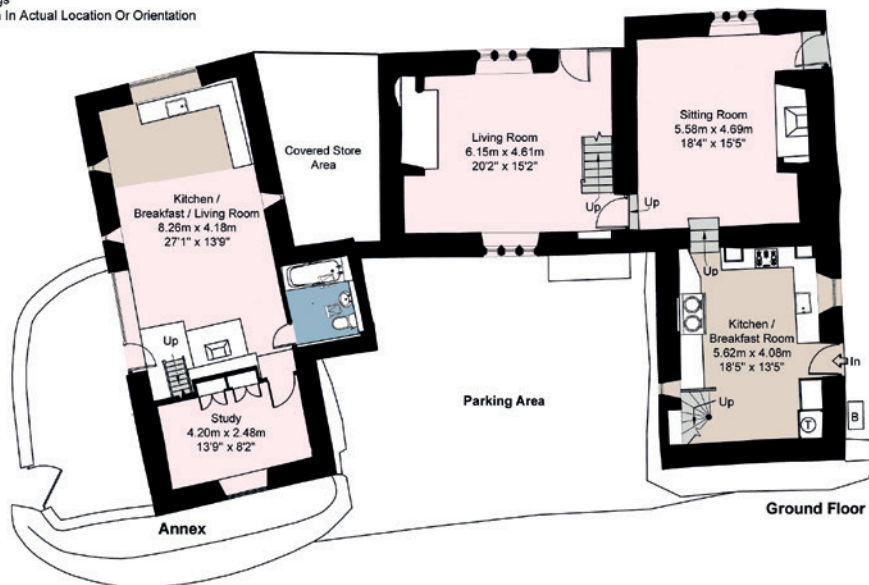


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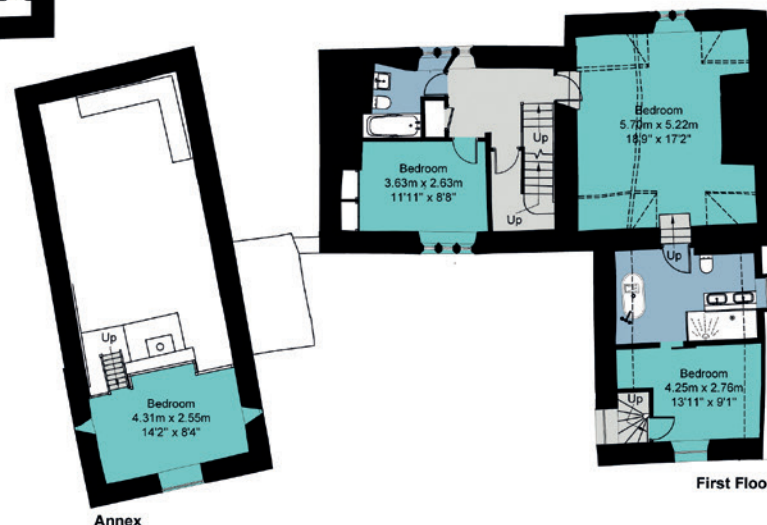
House Approximate IPMS2 Floor Area 192 sq metres / 2067 sq feet
Annex 65 sq metres / 699 sq feet
Summerhouse 12 sq metres / 129 sq feet
Total 269 sq metres / 2895 sq feet

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Job No SP1707
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



Second Floor



First Floor



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