

# THE OLD POST OFFICE



# THE OLD POST OFFICE, DRIFFIELD, GL7 5PY

## A STUNNING VILLAGE HOUSE IN THE HEART OF THE COTSWOLDS

### DESCRIPTION

Centrally positioned in the heart of the village yet maintaining its privacy, The Old Post Office is a detached quintessential Cotswold family home, bursting with history, charm and character. Thought to date back some 250 years it is built of mellow Cotswold stone and many of its features are reminiscent of the history of the property. The house has been beautifully renovated, maintained and modernised in keeping with its character.

The house offers generously proportioned rooms and is ideal for entertaining family and friends. The reception rooms are located off the impressive entrance hall with its inglenook fireplace, stone tiled floor, exposed beams and bespoke shutters which are featured throughout.

The bright and light garden room, extending to 30ft, is a superb space for gatherings and with panoramic views of the secluded garden and French doors leading to the terrace, it is fabulous for indoor/ outdoor living in the warmer months and equally delightful to relax and unwind in the winter. The adjoining kitchen/ breakfast room is ideal for informal

dining and boasts a larder, the cook enthusiasts dream come true! A further sitting room with an open fire, dining room and study form part of the ground floor accommodation.

The first floor comprises a master bedroom with built in wardrobes and an en suite shower room. The adjoining bathroom has been recently renovated and is ideal for unwinding after a long day. Across the landing are three further double bedrooms and a family bathroom. Discreet and ample storage has been created along the landing.

The large garden is predominantly laid to lawn, interspersed with herbaceous borders. Beautifully designed and lovingly maintained it offers peaceful seating areas and ample terrace space under a pergola with climbing aromatic wisteria and clematis. The garden overlooks the heated swimming pool (32ft x 16ft), bordered by a Cotswold stone wall and elegantly surrounded by decking and landscaped box hedges.

There is ample parking on the driveway, a double garage and a useful wood store.

ENTRANCE HALL • KITCHEN • STUDY • SITTING ROOM • DINING ROOM  
GARDEN ROOM • UTILITY • CLOAKROOM • 4 BEDROOMS  
3 BATH/ SHOWER ROOMS • DOUBLE GARAGE • WOOD STORE • GARDEN  
HEATED SWIMMING POOL • PRIVATE PARKING







## GENERAL INFORMATION

**Tenure:** Freehold.

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

**Postcode:** GL7 5PY

**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 F.



## LOCATION

The Old Post Office is superbly located in the attractive small village of Driffield near Cirencester with a welcoming and friendly community. The village is surrounded by open fields with walking trails, a duck pond and a lovely church.

Conveniently situated, the property is close to Cirencester and Cheltenham.

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

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.

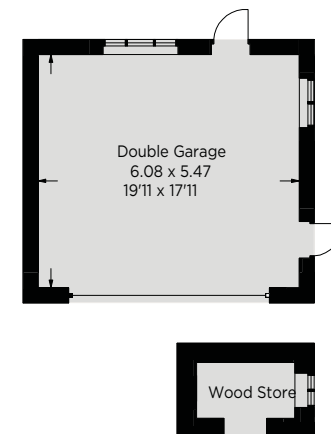
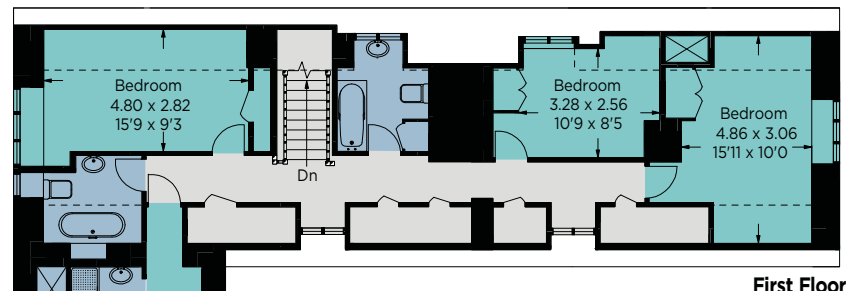
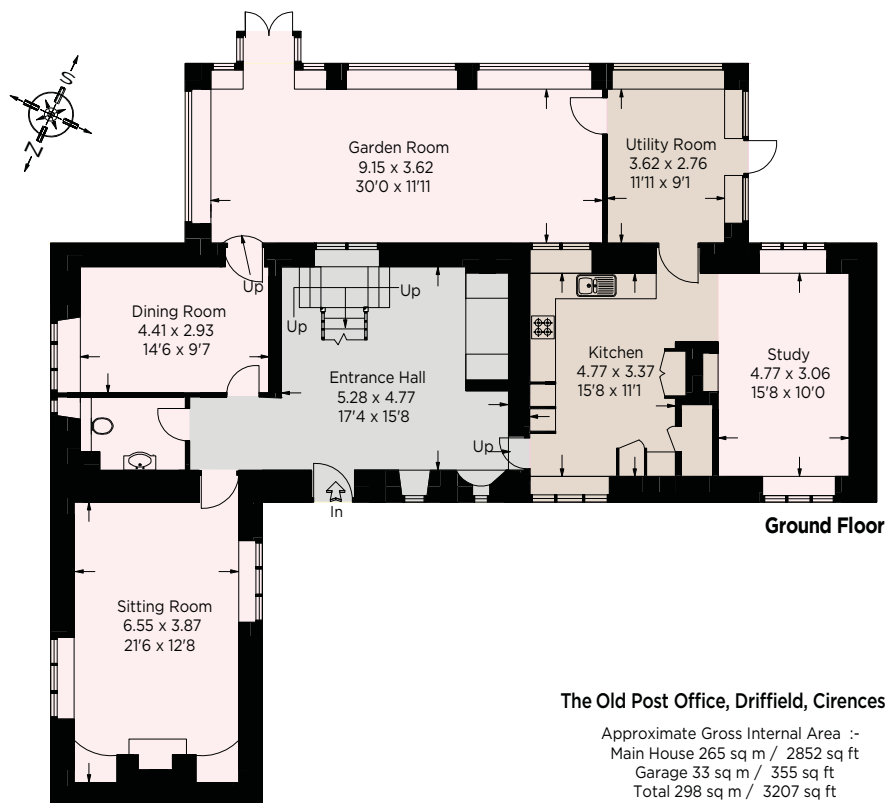
Sporting opportunities are abundant with nearby golf courses in Cirencester, Minchinhampton, Naunton and a public course in nearby South Cerney; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Meysey Hampton Primary School, Ampney Crucis CofE Primary School, Hatherop Castle, Beaudesert Park, Westonbirt, Powells, Cheltenham Colleges, Deer Park, Kings Hill and Farmor's School, 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.

CIRENCESTER 4 MILES  
KEMBLE STATION 7 MILES  
(LONDON PADDINGTON 80 MINUTES)  
SWINDON 12 MILES  
(LONDON PADDINGTON 55 MINUTES)  
M4 (JUNCTION 15) 15 MILES  
M5 (JUNCTION 11A) 20 MILES  
CHELTENHAM 22 MILES  
*All distances and times are approximate*





#### The Old Post Office, Driffield, Cirencester

Approximate Gross Internal Area :-  
Main House 265 sq m / 2852 sq ft  
Garage 33 sq m / 355 sq ft  
Total 298 sq m / 3207 sq ft

Illustration For Identification Purposes Only. Not To Scale  
Job Ref. 101800

--- = Reduced headroom below 1.5 m / 5'0

Not Shown In Actual Location

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T: 01285 831 000 | E: [office@sharvellproperty.com](mailto:office@sharvellproperty.com)

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

[WWW.SHARVELLPROPERTY.COM](http://WWW.SHARVELLPROPERTY.COM)

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