



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



TRINITY FARMHOUSE

Bagendon

Trinity Farmhouse, Bagendon, GL7 7BH

A beautiful Victorian country house in the heart of the Cotswolds.

Description

Trinity Farmhouse, approached via a sweeping gravel driveway with dual access, is a beautiful country house with elegant original features and bright and light living spaces.

The kitchen/ breakfast room is clearly the heart of the house and a great space in which to cook up a feast on the Aga and enjoy family morning coffees around the kitchen table.

There is plenty of work top and storage space and the adjoining larder is perfect for the cook enthusiast! The dining room is ideal for larger gatherings and more formal dinner parties. The wood burner is a fabulous feature and adds extra warmth in the colder months.

The drawing room, with wood burner, is a great room for relaxing with a good book after a long day and, with large sash windows overlooking the front and side gardens, there is plenty of natural light. The sitting room with wood burner is a superb snug or could equally be used as a fabulous children's play room.

The utility/ boot room, with access to the garden, keeps the piles of washing out of sight and comes in handy for muddy wellies after a long country walk! There is also a cloakroom and a cellar.

The first floor comprises five bedrooms and two bathrooms. All the rooms have been thoughtfully laid out and offer views over the gardens and grounds.

Outside the owners have sympathetically converted an outbuilding into a home office with mezzanine area. There is also a selection of outbuildings which, subject to obtaining the necessary planning permissions, could be converted into further accommodation.

The terrace is ideal for al fresco dining and summer BBQs and overlooks the garden which is predominantly laid to lawn, interspersed with pretty herbaceous borders. The gravel driveway, with electric gates, offers ample private parking.

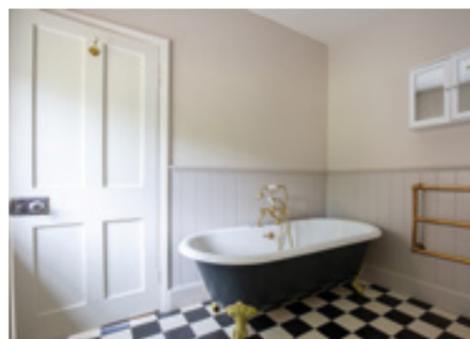
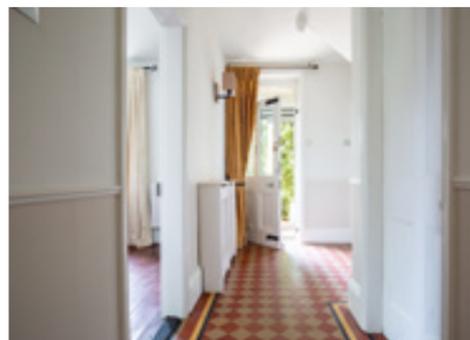
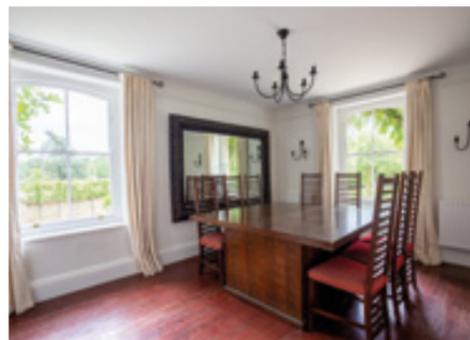
Cirencester 2 miles
Kemble 8 miles (direct trains to London Paddington)
Cheltenham 12 miles
M4 (Junction 15) 21 miles

All distances and times are approximate

Entrance hall • Dining Room • Sitting room • Drawing room • Kitchen/ Breakfast Room

Utility/ Boot room • 5 bedrooms • 2 bathrooms • Cellar • Outbuildings

Landscaped gardens • Terrace • Gated driveway • In all circa 1.5 acres



Location

Located on the edge of Bagendon, Trinity Farmhouse is a beautiful and elegant Victorian country house which enjoys a private setting within an easy reach of a wide range of amenities, facilities and lovely countryside walks.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes 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.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as North Cerney

Church of England Primary Academy, St Andrews Church of England School, Stratton Church of England Primary School, Powells, 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 Cirencester, Minchinhampton and Naunton Downs; bridle paths are plentiful; sailing 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.

General Information

Tenure: Freehold.

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

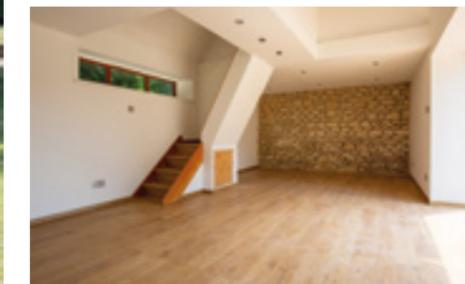
Postcode: GL7 7BH

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 623000.

Council Tax Band G and EPC rating E



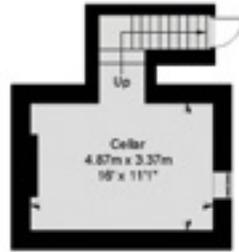
Trinity Farmhouse, Cheltenham Road, Bagendon, Gloucestershire

Approximate IPMS2 Floor Area	
House	207 sq metres / 2228 sq feet
Cellar	21 sq metres / 226 sq feet
Garage	32 sq metres / 344 sq feet
Barn	58 sq metres / 624 sq feet
Office / Storage Area	48 sq metres / 517 sq feet

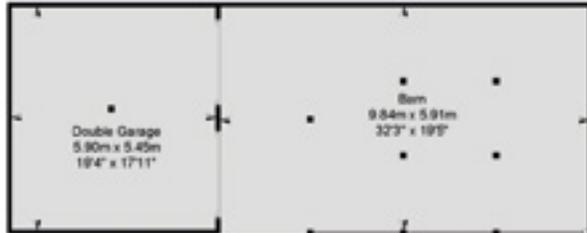
Total	366 sq metres / 3938 sq feet
(Includes Office Limited Use Area)	12 sq metres / 129 sq feet

Simply Plans Ltd © 2023
 07890 327 241
 Job No SP3105
 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



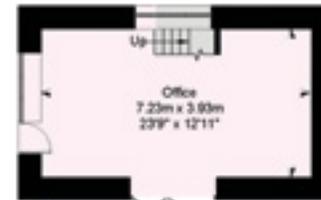
Main House
Cellar



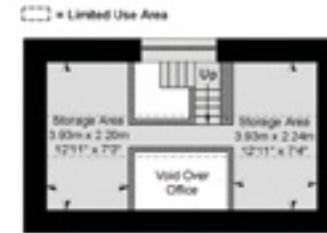
Main House
Ground Floor



Main House
First Floor



Office
Ground Floor



Office
First Floor

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