

THE
OLD BEAR





THE OLD BEAR, PERROTT'S BROOK, GL7 7BP

RECEPTION HALL • DRAWING ROOM • SITTING ROOM

DINING ROOM • KITCHEN • 6 BEDROOMS • 5 BATHROOMS

CELLAR • DOUBLE GARAGE • OFFICE • PARKING

A SUPERB VERSATILE COUNTRY HOUSE IN THE HEART OF THE COTSWOLDS.

DESCRIPTION

The Old Bear is a fabulous and extensive country house, beautifully presented and exhibiting a wealth of original features and character such as exposed beams and flagstone floors. This versatile home has been lovingly restored and renovated to accentuate the generously proportioned rooms and excellent living space.

The reception hall is bathed in natural light and superbly enhanced during the evenings by thoughtfully planned out lighting. The impressive exposed beams are a wonderful reminder of the heritage of this

beautiful home and the adjoining drawing room is perfect for more formal occasions with its open fireplace. The spacious kitchen/ breakfast room leads through to the dining area with open fireplace and combined they create without doubt the heart of the home and a great space to entertain family and friends. The adjoining sitting room, again with open fireplace, is a comfortable and inviting room for more informal occasions.

The elegant staircase from the reception hall leads to the first and

second floors. The layout of both landings enhance the feeling of space and light throughout the upper floors.

The first floor comprises three bedroom suites, each with private dressing room and en suite bathroom. The rooms have been very thoughtfully decorated to enthuse warmth and comfort.

The second floor comprises two double bedrooms which share a family bathroom. A further bedroom with en suite shower room is across the landing.

The garden is predominantly laid to lawn and surrounds the house. A beautiful fountain area sits proudly to one side and a terrace area is a wonderful spot to relax during the warmer months. There is generous parking to the rear, adjacent to the double garage. A further outbuilding has been converted into a home office.

LOCATION

Located in Perrotts Brook, The Old Bear is a beautiful Country House ideally situated to take in the stunning surrounding countryside and nearby Cotswold villages and towns.

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, cafés 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, Beadesert 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 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.



CIRENCESTER 2.5 MILES
KEMBLE 8 MILES (LONDON
PADDINGTON 60 MINUTES)
CHELTENHAM 13 MILES
M4 (JUNCTION 15) 21 MILES

All distances and times are approximate









GENERAL INFORMATION

Tenure: Freehold. Grade II Listed.

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

Postcode: GL7 7BP.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

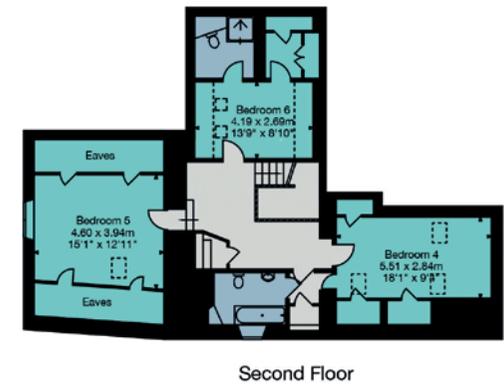
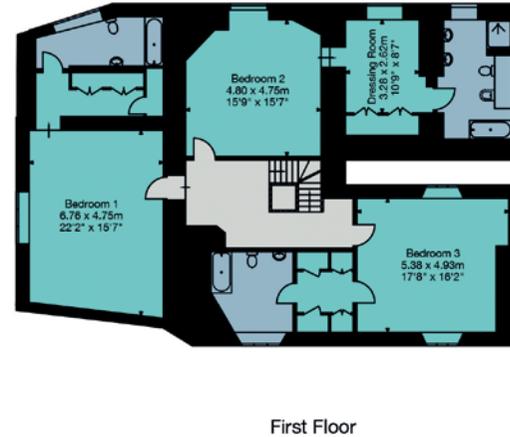
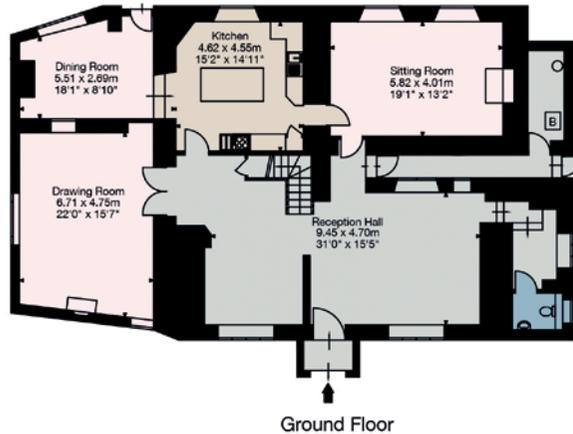
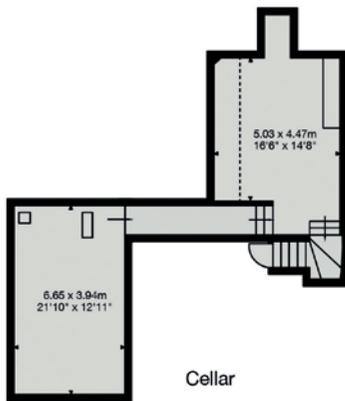
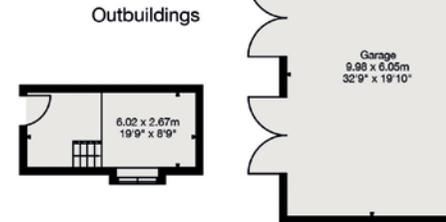
Fixtures and Fittings: Some mentioned in
these sales particulars are included in the sale.
All others are specifically excluded but may
be made available by separate negotiation.

Local Authorities: Cotswold District
Council, Trinity Road, Cirencester,
Gloucestershire. Tel: 01285 643000.
Council Tax Band F.

The Bear Inn,
Cirencester
Gloucestershire, England
GL7 7BP
Approx. Gross Internal Area
5760 Sq Ft - 535 Sq M



Outbuildings
827 Sq Ft - 76 Sq M



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All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

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