

GREENWAYS

— PERROTT'S BROOK —



GREENWAYS, PERROTT'S BROOK, GL7 7BN

Entrance hall · Dining Room · Kitchen/ Breakfast Room · Family Room
Living Room · Utility · 5 Bedrooms · 2 Bathrooms · Double garage
Summer House · Shed · Stables comprising 2 loose boxes and a tack room
Landscaped garden · Paddock · Parking · In all circa 7 acres

A superb Country House in the heart of the Cotswolds

Description

Greenways is a fabulous and extensive country house, beautifully presented with plenty of character and lovely views over the gardens and surrounding countryside. This versatile house has been a much-loved family home for the last twenty-seven years. The living spaces have been carefully thought out to provide ample room for entertaining alongside cosy corners for quiet evenings and peaceful downtimes.

All the rooms have lovely views over the gardens and grounds with an abundance of natural light throughout.

The kitchen/ breakfast room is clearly the heart of the house and a great space to entertain family and friends

or enjoy morning coffee at the island. The room is superbly laid out with integral appliances including a Miele dishwasher, an induction hob and a combination microwave oven, and there is plenty of worktop and storage space. The dining area is ideal for everyday informal dining.

The sitting room, with French doors to the terrace, is a spacious room. It is lovely and cosy in the winter with the wood burner roaring and ideal for indoor/outdoor living in the summer months.

The dining room comes into its own when hosting larger gathering and dinner parties.

The family room is perfect for relaxing Sunday afternoons in front of a movie and laid-back evenings with a good book.

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

The first floor comprises five bedrooms, one with an en suite bathroom, and a family bathroom. All the rooms have been very thoughtfully laid out with ample discreet storage.

Outside the terrace is ideal for al fresco dining and summer BBQs

and overlooks the garden and large paddock beyond. The garden is predominantly laid to lawn with pretty herbaceous borders interspersed with a variety of fruit trees. There is stabling, which includes two loose boxes and a tack room, a pretty summer house and a shed which is useful for storing all the garden tools. The sweeping driveway, with electric gates, leads up to the house and offers ample parking alongside the double garage.

Location

Located in Perrott's Brook, Greenways is a beautiful and substantial Country House ideally situated to take in the stunning surrounding countryside and nearby Cotswold villages and towns. Nestling in a small private cul-de-sac, designed by Eric Cole the renowned local architectural firm, the house 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.



Cirencester 2.5 miles

Kemble 8 miles

(London Paddington 60 minutes)

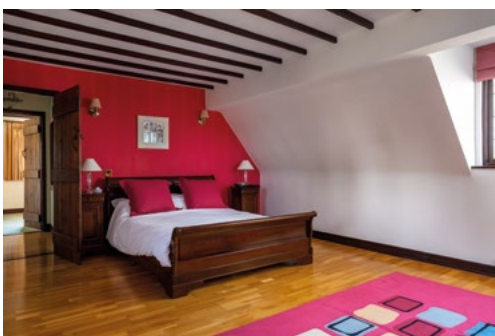
Cheltenham 13 miles

M4 (Junction 15) 21 miles

All distances and times are approximate







General Information

Tenure: Freehold.

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

Postcode: GL7 7BN.

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. Council Tax Band G.



Greenways, Perrotts Brook, Cirencester, GL7

Approximate Area = 3274 sq ft / 304.1 sq m (includes double garage)

Outbuildings = 600 sq ft / 55.7 sq m

Total = 3874 sq ft / 359.8 sq m

For identification only - Not to scale



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