

THE OLD POST OFFICE

— WOODMANCOTE —



THE OLD POST OFFICE, WOODMANCOTE, GL7 7EG

Kitchen/Breakfast room · Family/Dining room · Sitting room
Utility · Cloakroom · Gym · 4 Bedrooms · 2 Bathrooms · Terrace
Enclosed garden · Driveway and private parking

A quintessential Cotswold cottage in the heart of the village

Description

The Old Post Office is a gorgeous Cotswold cottage bursting with an abundance of period charm and character. The cottage has been given a fabulous new lease of life having been recently fully restored and renovated blending beautiful original features with contemporary living.

The cottage is exceptionally welcoming and generously proportioned throughout, with open plan living spaces and cosy corners offering both a great feeling of space and plenty of natural light.

The owners have been mindful to create a stunning yet practical home using exceptional fixtures and fittings including Buster and Punch, Parlour Farm Kitchens,

Crittall doors and exquisite bespoke joinery.

The kitchen is well equipped with all the necessary modern appliances and is a wonderful space in which to cook up a feast for family and friends. It is equally perfect for quiet morning coffees. There is plenty of worktop and storage space and the striking powder blue Aga adds extra warmth in the colder months.

The sitting room is ideal for relaxing with a good book after a long country walk.

The adjacent home gym could equally be used as a study, ideal for those needing to work from home.

The family/dining room offers great space for entertaining and for every day life and is perfect for indoor/outdoor living on warm summer days with its Crittall doors leading to the terrace and garden beyond. This room is also superb for cosy family movie nights.

The utility keeps the piles of washing out of sight and comes in handy for muddy wellies after exploring the Cotswold countryside.

The ground floor also comprises a bedroom and a bathroom.

On first floor there are three further bedrooms and a family bathroom.

All the rooms have been thoughtfully curated to allow for plenty of natural light and superb proportions.

The landscaped garden is predominantly laid to lawn with pretty herbaceous borders and Cotswold stone walling. The terrace is ideal for summer entertaining and enjoying BBQs and sundowners overlooking the garden.

The driveway provides ample private parking.

Planning has been approved for an additional bedroom with an en suite bathroom.

Location

The Old Post Office is a sensational Cotswold home located in the pretty village of Woodmancote, conveniently situated close to both Cirencester and Cheltenham. The house is surrounded by stunning Cotswold countryside with idyllic walks on the doorstep.

Rendcomb with its handy post office and general store is a short mile away, and has a reputable doctor's surgery. The Bathurst Arms in nearby North Cerney is a welcome spot for a refreshing drink after a long Sunday walk and The Green Dragon, a little closer to Cheltenham, is a superb and welcoming gastro pub.

Known as the "Capital of the Cotswolds", Cirencester 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.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton; 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 enviable selection of state and grammar schools such as North Cerney Primary School, St Andrews Church of England Primary School, Stratton Primary School and Powells, Pate's and Marling, as well as a wide range of impressive private schools, such as Rendcomb College, Beaudesert Park, Westonbirt, Cheltenham Colleges and Dean Close 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.



*Rendcomb 1 mile
Cirencester 5 miles Cheltenham
10 miles Kemble 10 miles
(London Paddington 75 mins)
Swindon 24 miles
M4 (junction 15) 24 miles*
All distances and times are approximate





General Information

Tenure: Freehold.

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

Viewing: Strictly by appointment through
Sharvell Property Ltd.

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

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.

The Old Post Office, 49 Burcombe Lane, Woodmancote, Gloucestershire

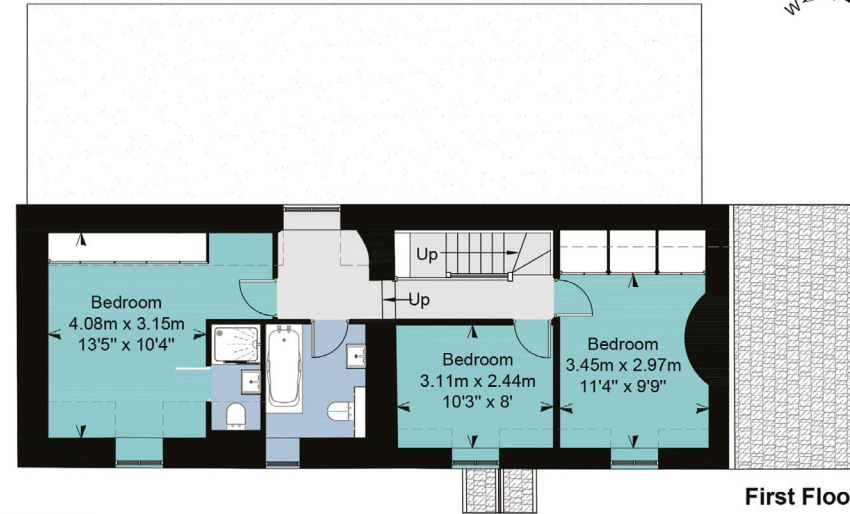
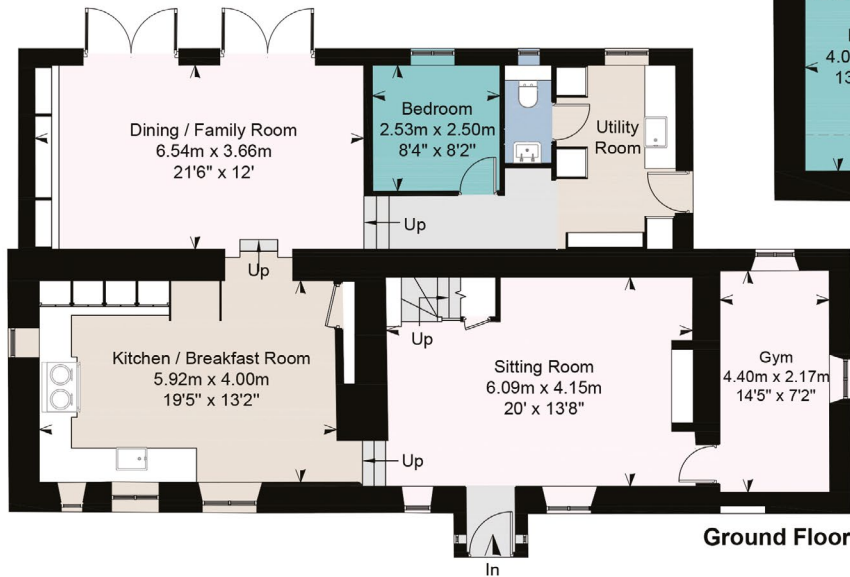


Approximate IPMS2 Floor Area
 House 176 sq metres / 1895 sq feet
 Store 2 sq metres / 21 sq feet

Total 178 sq metres / 1916 sq feet
 (Includes Limited Use Area 8 sq metres / 86 sq feet)

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 07890 327 241
 Job No SP3519

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



[Dashed Box] = Limited Use Area



Outbuildings
 Not Shown In Actual Location Or Orientation

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