



**Boleyn Cottage, Woodmancote, Cirencester, GL7 7EF**  
**Chain Free £450,000**

**Cain & Fuller**

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A unique opportunity to purchase a Grade II Listed Period Cotswold stone cottage benefiting from a range of original character features with large Inglenook fireplace to the main living area, selection of exposed beams and period stone mullion windows. The Cottage is located in the heart of Woodmancote a rural pretty village situated on the outskirts of Cirencester in glorious Gloucestershire countryside with all main business centres in the south west within commuting distance including London. Externaly the cottage benefits from sunny southerly facing gardens with a good degree of privacy and also benefiting from a detached studio to the rear of the garden which could be ideal for those who work from home, The property is chain free and we recommend viewing through Cain and Fuller in Cirencester.

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## Woodmancote

Woodmancote is a small village which lies between the renowned Cotswold towns of Cirencester and Cheltenham, in an Area of Outstanding Natural Beauty. Both towns provide a wide variety of shopping, leisure and educational amenities with Cheltenham being well known for its cultural and science festivals. Communications are good with access from Cirencester to the M4 and London, which is convenient for access to Heathrow and Bristol airport, the M5 and a regular train service from Kemble to London Paddington taking about 75 minutes.

Sporting activities in the area include racing at Cheltenham, water sports at the Cotswold Water Parks, golf at Cirencester Golf Club, just up the road from the property, Polo at Cirencester Park and fishing with local syndicates. There is a choice of excellent schools in the area including Rendcomb College almost on the doorstep, Hatherop Castle School, North Cerney Primary School, Beaudesert Park, Westonbirt and the Cheltenham Colleges. There is a village shop and post office in both Rendcomb and Stratton, and a doctor's surgery at Rendcomb.

## Nearby Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as

Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

## Description

Cottage entrance door leads to reception hallway with entrance to the impressive main living room, this characterful space benefits from a stunning large inglenook fireplace with fitted wood burner a must for those winter evenings, a series of period stone mullioned windows with inset seating over look the rear garden and winding period staircase to one corner leads to the upper floors. To the side a door way opens onto a large kitchen/diner with a modern selection of storage and worksurfaces with built-in oven, hob and extraction. This is a triple aspect room with windows to front, rear and side with opening door leading to the delightful, garden , ideal for the summer months. To the first floor the cottage boasts a good sized second double bedroom with stone mullioned window to garden and a generous white family bathroom. An outstanding aspect of the cottage is the principal bedroom on the second floor with far reaching views to the village and garden. This interesting space boasts a superb selection of period exposed roof timbers and is a light an open living space.

## Outside

Access to the front of the cottage through period entrance door with gate access and pretty picket fencing, A shallow gravelled verge to the side of the cottage allows residents to park a vehicle half on the verge and half on the lane. To the side there is a good width gated side access to the rear garden. The rear garden is an outstanding feature of the cottage benefiting from a sunny south westerly facing aspect and a high degree of seclusion. Mainly laid to lawn

with a selection of raised beds and with pathway leading the length of the garden. To the rear there is a detached garden studio with double doors and glazed windows to front, with refurbishment this would make a fantastic home office for those who work from home. The garden is fully enclosed creating a safe and secure environment for animals or young children.

## Council Tax

Band C

## Mobile and Broadband

We recommend purchasers go to Ofcom for full details.

## Viewing

Call Cain and Fuller in Cirencester

## Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

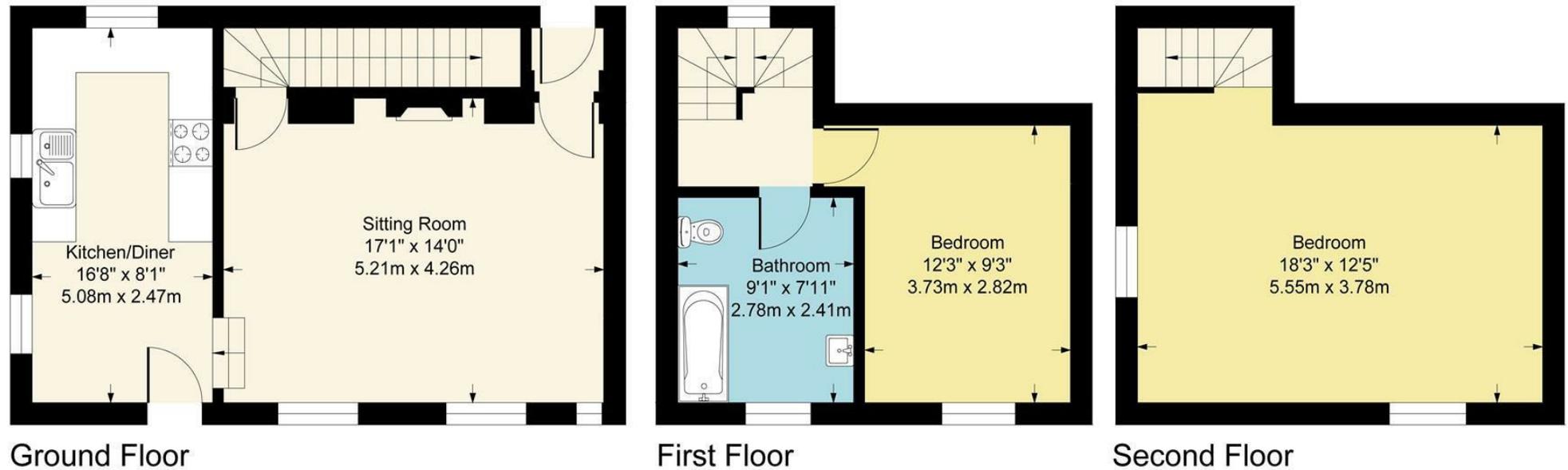
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

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**Approximate Gross Internal Area  
920 sq ft - 85 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.