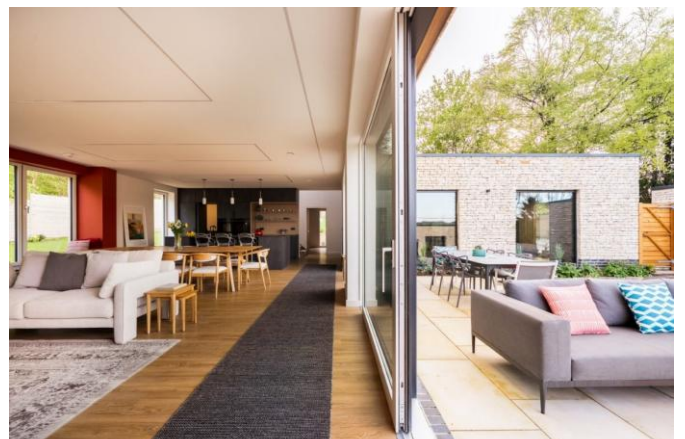


PerryBishop

PROPERTY MADE PERSONAL

Perrotts Brook, Cirencester, Gloucestershire



- Stunning contemporary residence
- 4,402sqft (409sqm)
- 5 bedrooms
- 5 bathrooms
- 3 receptions
- Stunning landscaped gardens and terraces
- Detached single garage
- EPC

Rent £6,950 per month

perrybishop.co.uk



Key Features



5
Bedrooms



5
Bathrooms



4
Receptions

About the property

Set behind a generous gravel driveway with parking for multiple vehicles, this exceptional cedar-clad residence immediately impresses with its contemporary architecture, combining natural stone, warm timber cladding and a striking sedum roof across three interconnected volumes.

Designed with both style and practicality in mind, the home offers expansive, light-filled living spaces and beautifully considered finishes throughout.

The entrance opens into a spacious hallway complete with a cloakroom and guest WC, setting the tone for the elegant interiors beyond.

At the heart of the home is an impressive open-plan living and dining area, thoughtfully designed for modern family living and entertaining. Honey-toned Amtico flooring flows throughout, while expansive glazing on three sides and a feature lightwell above the staircase create an exceptional sense of light and space. Framed by tranquil views of surrounding fields and mature trees, the setting feels wonderfully private and serene.

The bespoke kitchen, designed by Voga of Cirencester, combines refined aesthetics with premium functionality, featuring Siemens integrated appliances, a Bora induction hob, Quooker tap and a cleverly concealed walk-in service kitchen/pantry.

Additional reception spaces provide excellent versatility, including an elegant sitting room separated by Crittall-style doors, a further lounge with sliding doors opening onto the garden, and a dedicated home office ideal for remote working. The accommodation is arranged across three floors and offers five beautifully appointed bedrooms.

On the lower ground floor are two spacious bedrooms, one with an en suite and direct garden access, alongside a separate contemporary shower room and extensive fitted storage. To the first floor there are three further double bedrooms, each benefit from their own en suite bathrooms. The principal suite is particularly impressive, featuring dual-aspect windows, a dressing room and calming interiors inspired by the surrounding landscape.

Outside, the landscaped gardens wrap around the property, offering expansive lawns and thoughtfully designed terrace areas ideal for outdoor dining and entertaining, all enjoying uninterrupted views across open countryside.

Further benefits include a garage and EV charging point, completing this outstanding contemporary home.

Amenities

Perrotts Brook enjoys a peaceful position in the heart of the North Cotswolds, surrounded by rolling countryside yet conveniently placed for access to a number of

sought-after market towns and transport connections. The nearby towns of Cheltenham and Cirencester provide an excellent range of shopping, dining, cultural and educational amenities, while the picturesque villages and walking routes of the wider Cotswolds Area of Outstanding Natural Beauty are easily accessible. Communities are particularly well served, with the A40 and A429 providing convenient road links to Oxford, Bristol and the wider motorway network via the M5. Rail services from nearby Kemble railway station and Cheltenham Spa railway station offer direct connections to London Paddington, making the area well suited to both permanent residence and weekend retreat living.

If you want to apply

We will provide you with an application to fill out and return to us. We will then discuss this with the landlords and if you are successful, we will proceed to the next step.

You will receive a link from our referencing company and will be required to pay 1 weeks rent as a holding deposit. You will also be required to upload ID and where applicable Share Codes. Referencing takes between 24 and 72 hours. Once referencing has passed you will then pay the remaining rent and Security Deposit capped at 5 weeks rent.

If you fail referencing due to false or misleading information or have undisclosed adverse credit and/or negative landlord referencing and/or do not meet the affordability you will not receive the holding fee back. In some situations, however you may be able to provide a guarantor. Please discuss your personal circumstances with a member of the team before proceeding further.

Rent and Commissions

Rent £6,950 per month

Deposit required £8,019.23

Holding Fee £1,603.84

Other important information

Cotswold District Council

Council tax Band - G

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Air Source Heat Pump

Mobile Phone coverage <https://www.ofcom.org.uk/mobile-coveragechecker>

Internet Coverage <https://checker.ofcom.org.uk/engb/broadband-coverage>

Our reference

CIL260016

27th May 2026

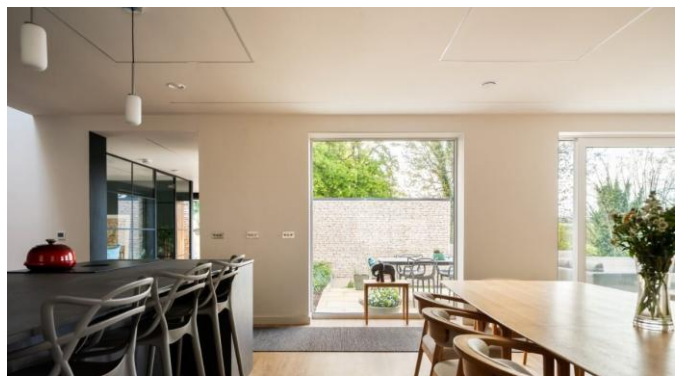
What 3 words - <https://what3words.com/reaction.rank.motoring>

We'd love to hear from you

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The landlord does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. For specific information please contact your local branch.

