

## Cornerstones Woodmancote, Cirencester, Gloucestershire GL7 7EF



Individually designed detached house • Three bedrooms (originally four) • Large reception hall • Recently fitted kitchen/ dining room • Dual aspect sitting room with open fire • Large utility room • Spacious master bedroom with ensuite • Single garage and gated drive • EPC D

# Cornerstones

Woodmancote, Cirencester, Gloucestershire GL7 7EF

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Nestled in the popular village of Woodmancote and situated between the Cotswold towns of Cirencester and Cheltenham, this stunning modern detached family home offers a perfect blend of contemporary living and rural charm.

Boasting three generously sized bedrooms, this property is ideal for families or those seeking a peaceful retreat.

The spacious living area is light and airy and features oak flooring, a carved stone fireplace and a Jetmaster open fire which creates a warm and inviting atmosphere. The triple aspect kitchen/ dining room has recently been refitted and offers a range of base and wall units and fitted appliances as well as ample space for entertaining. In addition there is a utility room and a garden room/ home office. The downstairs is completed by a large central hall and a cloakroom.

Stairs to the first floor lead to a galleried landing and the three double bedrooms, the master bedroom benefits from a dressing area and an ensuite bathroom. The family bathroom has a white fitted suite and a separate shower cubicle.

Outside, the property features a beautifully landscaped garden with patio areas and raised beds and a traditional Cotswold stone wall, perfect for relaxing in the sunshine. There is a rear gated driveway leading to a single garage.

Situated in a sought-after location, this property provides easy access to local amenities, schools, and transport links.

## Amenities

Woodmancote is a village accessed from the A435 and with M4/M5 links close by. Although rural, the village is ideally located between the major towns of Cirencester and Cheltenham where many amenities and facilities can be reached by car. There is a public house and primary school in the nearby village of North Cerney and an Independent School from Pre-prep to Sixth Form at Rendcomb College. There is a post office/shop in the neighbouring village of Rendcomb and a petrol station/shop in the nearby village of Colesbourne. The location offers several countryside walks/bike rides to enjoy close by.

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From our office, leave Cirencester on the A435 heading towards Cheltenham. At North Cerney, just past the Bathurst Arms turn left, signed Woodmancote. Follow this road into Woodmancote and, as the road forks, bear to the right. Take the next left turning, the property can be found on the right hand side.

What 3 words: training.sailor.fingertip

## Services & Tenure

The tenure is Freehold.

Mains Water and Electricity, Septic Tank

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

CIR/SMcP/JK/28/02/25

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk















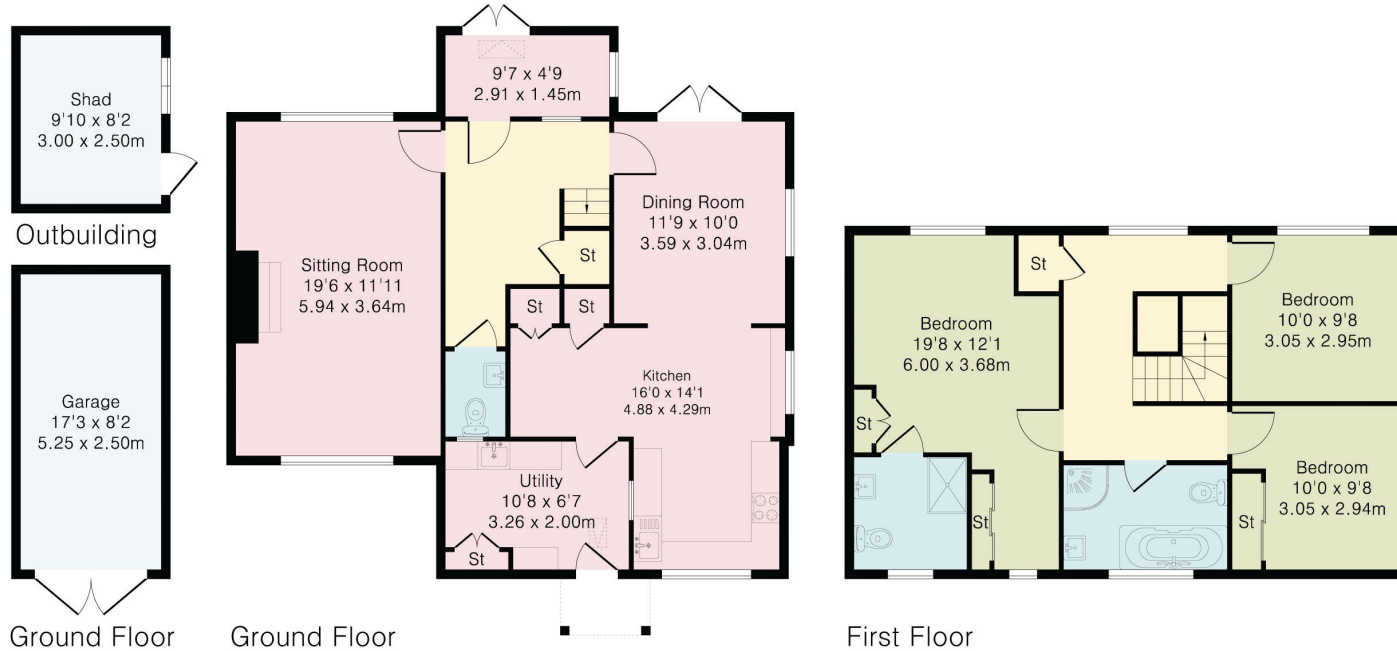
## Approximate Gross Internal Area 1645 sq ft - 153 sq m

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 623 sq ft – 58 sq m

Garage Area 141 sq ft – 13 sq m

Outbuilding Area 81 sq ft – 8 sq m



**PerryBishop**  
PROPERTY MADE PERSONAL

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](https://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**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 seller 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. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

