

**Baunton Hill, Cheltenham Road, Baunton, Cirencester, Gloucestershire, GL7 7BE**

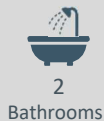
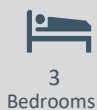


- Attractive stone built cottage ● Completely renovated with restored original features ● Rural views ● Generous mature cottage garden
- Three double bedrooms ● Two bathrooms ● Garden room with views ● Tucked away position just 2 miles outside Cirencester
- Off-street parking ● No onward chain ● EPC D

# Baunton Hill, Cheltenham Road,

Baunton, Cirencester, Gloucestershire, GL7 7BE

## Key Features



## About the property

A charming Cotswold stone cottage tucked away in a sought-after position within the ever-popular village of Baunton. This attractive three-bedroom home is brimming with character, and the vendor has undertaken an extensive renovation programme to create a wonderful family home. Enjoying a private setting with delightful views over the surrounding countryside, the property is well located for access to a wide range of local amenities, facilities, and scenic walks.

The accommodation briefly comprises a generous entrance hall with a WC/shower room. The cosy sitting room features a characterful fireplace with a fitted wood burner and views out onto the garden. The kitchen has been beautifully finished with a range of wall and base units, work surfaces over, and a generous island providing space for dining. This leads through to the garden room — a lovely space to relax and take in views of the garden and beyond.

Upstairs, there are two double bedrooms, both enjoying views over the stunning garden, along with a family bathroom featuring a walk-in shower. From here, stairs rise to the second floor, where bedroom three can be found, a generous double room with original exposed beams. Outside, the garden is a particular highlight. The property benefits from driveway parking for two cars, a storage outbuilding, and pedestrian side access leading to the rear garden. The garden is mainly laid to lawn with well-stocked flower and shrub borders, along with patio areas ideal for outdoor dining and entertaining.

## Amenities

Baunton is close to the market town of Cirencester which 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, a weekly market and there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a community hospital, a leisure centre and a lovely outdoor swimming pool. Nearby are 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

Leave Cirencester on the A435 towards Cheltenham. Continue until you see the sign post for Baunton. As you turn off the A435 you will see some cottages on your right. Number 4 can be found at the end of the gravelled drive.

What 3 Words

**mondays.outbursts.untruth**

## Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water – Mains Supply  
Sewerage - Mains Supply  
Heating - Gas

## Local Authority

Cotswold District Council  
Council tax Band - E

## Our reference

CIR260233  
11th May 2026

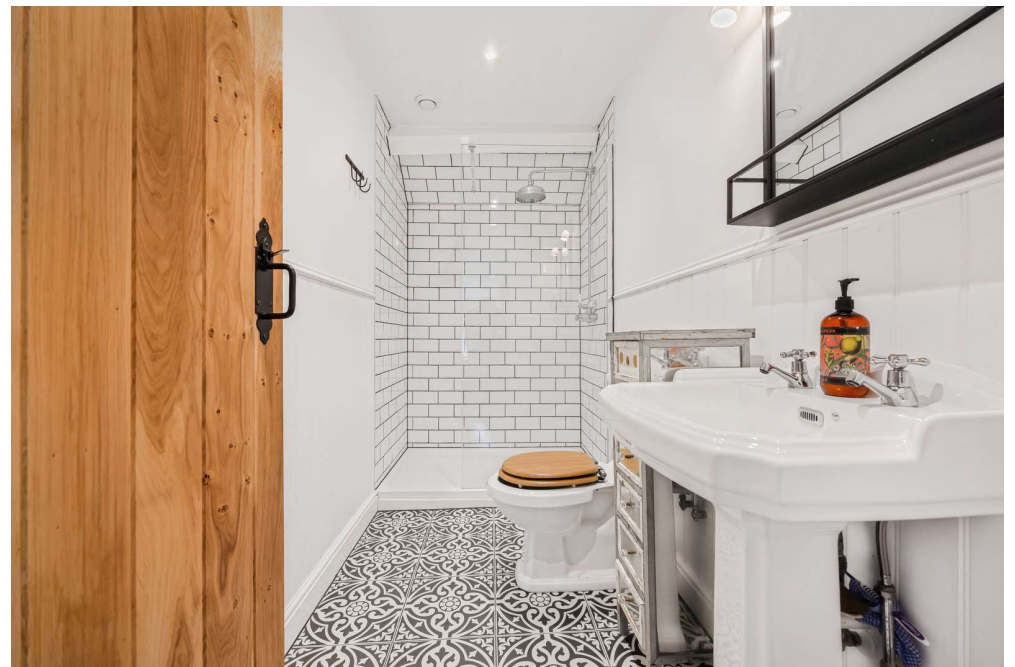
## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
T: 01285 655355  
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

*what the owner said*

A very special house in a peaceful and tranquil location.







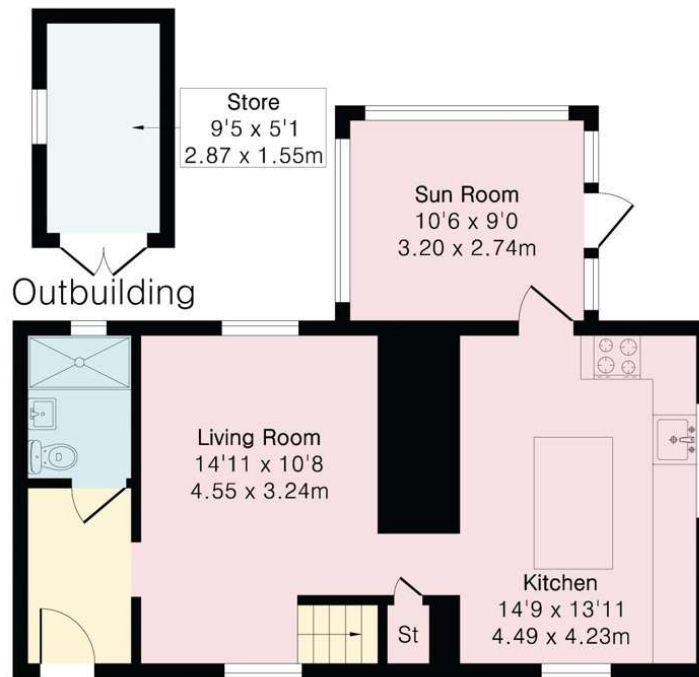
## Approximate Gross Internal Area 1147 sq ft - 106 sq m (Excluding Outbuilding)

Ground Floor Area 543 sq ft – 50 sq m

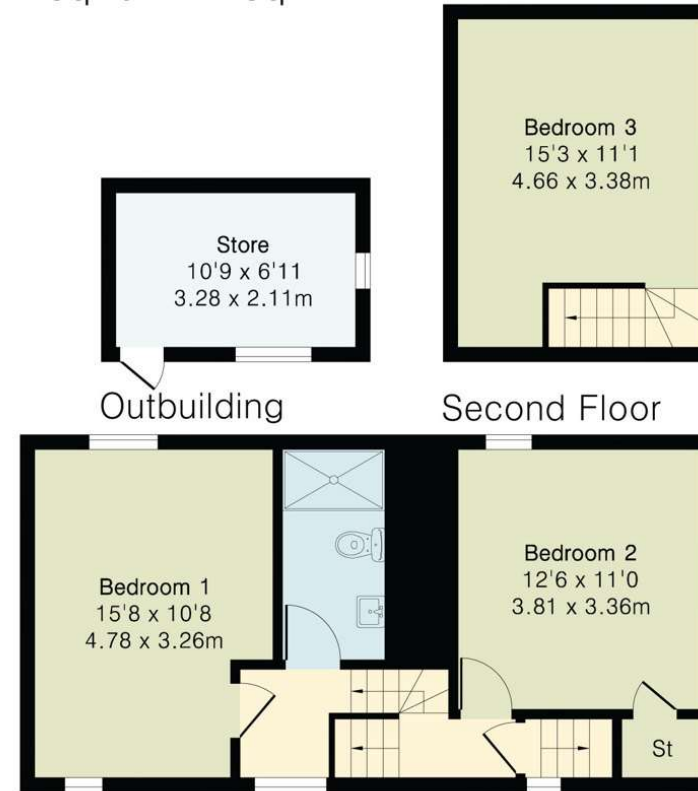
First Floor Area 442 sq ft – 41 sq m

Second Floor Area 162 sq ft – 15 sq m

Outbuilding Area 122 sq ft – 11 sq m



Ground Floor



First Floor

Second Floor

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