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PROPERTY MADE PERSONAL



Everglades, Baunton Cirencester, Gloucestershire, GL7 7BB

Offers in the Region of £750,000

Everglades, Baunton

Cirencester, Gloucestershire, GL7 7BB

Key Features



4
Bedrooms



1
Bathrooms



2
Receptions

- Four Bedrooms
- Detached Chalet Bungalow
- Refurbished to a High Standard
- Kitchen Diner with Stunning Views
- Beautiful Garden with Pond & River access
- Village setting in half mile of the amenities of Stratton
- EPC rating TBC

About the property

A beautifully positioned and comprehensively refurbished Cotswold home, situated in the sought-after village of Baunton, deep within the picturesque Churn Valley.

The property has been refurbished throughout by the current owners, creating a stylish and comfortable home with a particularly flexible layout. A real strength is the extent of the ground-floor accommodation, making the house equally well suited to family life, downsizers, multi-generational living or those looking for a home that can adapt to changing needs over time.

The ground floor provides a welcoming sitting room with log burner and a brand-new kitchen/dining room, complemented by a fully fitted utility room and downstairs cloakroom. There are also three further versatile rooms, offering excellent flexibility as bedrooms, a snug or home office. This adaptable layout lends itself particularly well to predominantly single-level living, visiting guests or multi-generational family life, while still retaining generous and comfortable living space.

To the first floor is a particularly generous principal bedroom, providing a sense of separation from the ground-floor accommodation and enjoying views across the surrounding countryside.

Outside, the property is approached via a country lane and set back from the road behind a sloped driveway providing ample off-road parking. The private and secluded south-westerly facing garden is predominantly laid to lawn, with a dining terrace, large pond and established planting.

A further feature of the garden is the attractive shepherd's hut, providing a charming and versatile additional space, ideal as a home office, studio, hobby room or simply somewhere to enjoy the peaceful surroundings.

The garden backs directly onto the River Churn, with the property benefiting from fishing rights, further enhancing its picturesque village setting.

Comprehensively refurbished and offering extensive, adaptable accommodation, this is a particularly special home combining flexible living with a wonderful sense of rural tranquillity, all within convenient reach of Cirencester.

Amenities

Baunton is a small attractive Cotswold village on the River Churn, two miles to the north of central Cirencester, composed of properties of a wide variety, including the impressive Baunton Mill and Manor Farm. The nearest amenities are just half a mile away in neighbouring Stratton where there is a post office, shop and two pubs

Cirencester itself is a thriving market town with good shopping and recreational facilities with more comprehensive facilities in the larger centres of Cheltenham, Gloucester and Swindon, which are all around 16 miles away. For those who commute, the village of Kemble, about 6 miles away, has a train service to London Paddington, which takes about 1 hour 15 minutes

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.

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



Directions

Leave Cirencester on the A435 (Cheltenham Road) towards Cheltenham. After around a mile bear right into the village of Baunton. Proceed down the hill and round a left-hand bend. Continue past Priors Court and keep going toward the church, take the left hand turn just after the signpost for Westwinds and keep left down the slope and Everglades can then be found at the end.

What 3 Words: twigs.taskbar.staked

Services & Tenure

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

Local Authority: Council tax Band - F

what the owner said

The house is next door but one to the Norman Church, which also acts as the social hub of the village, hosting coffee mornings once a month. It is also on the Monarch Way route, a lovely walk through the countryside from the front door. The lane is particularly friendly, and the new owners will be made to feel very welcome.

The garden is especially nice for children or dogs as it is spacious but secure. A large pond sits on the riverbank, and this attracts a lot of wildlife. It has been desilted and lined this year.

The shepherd's hut would make a great home office or spare bedroom. Ready to be fitted out as the buyer prefers.

We have enjoyed the privacy of the location of the house down a drive behind a large hedge, but if you pop up to the lane you will always see someone to stop and have a natter with and probably end up having a glass of wine with before the day is out.







**Approximate Gross Internal Area 2420 sq ft - 224 sq m
(Including Outbuilding)**

Ground Floor Area 1639 sq ft – 152 sq m

First Floor Area 628 sq ft – 58 sq m

Outbuilding Area 153 sq ft – 14 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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