



13 Rendcomb  
Cirencester, Gloucestershire

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## 13 Rendcomb, Cirencester, Gloucestershire, GL7 7HB

A charming three bedroom terraced cottage in a popular Cotswold village with delightful views across the Churn valley.

Cirencester 7 miles, Kemble Station (Paddington 75 mins) 12 miles, Cheltenham 12 miles

Hall | Sitting room | Dining room | Kitchen  
3 Bedrooms | Bathroom | Garden | EPC rating: E

### The Property

13 Rendcomb is an attractive Cotswold stone cottage, being the middle of a terrace of three. The ground floor offers two well-proportioned reception rooms which are both light and with high ceilings along with a kitchen which has direct access onto the courtyard. On the first floor there are three bedrooms and a bathroom. Now requiring general updating and modernising, the cottage is ideal for anyone looking to add their own style to their new home.

### Outside

At the front of the property there is a pretty front garden and pathway leading from the street to the front entrance. To the rear there is a courtyard with a stone-built outbuilding through which leads to a large lawned garden with stunning views across the valley.







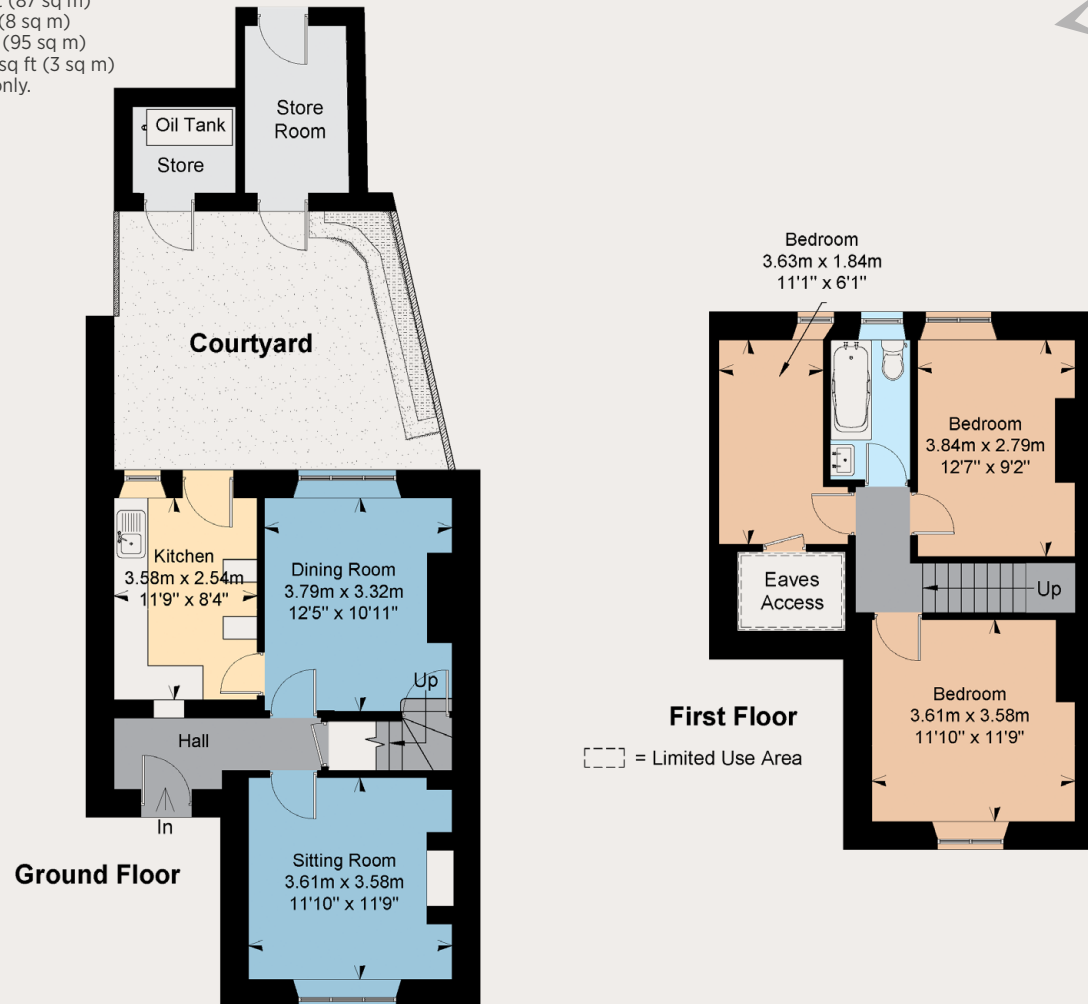
## Location

Rendcomb is a charming village with its own village shop, post office and surgery. Overlooking the Churn valley, the village is also home to Rendcomb College, a co-educational, independent day and boarding school for children aged 4 to 18. Cirencester is 7 miles away, offering an excellent selection of shops, restaurants, cafes and supermarkets. Cheltenham is the main regional centre. It has an extensive range of shopping and recreational facilities and also plays host throughout the year to a number of festivals including literature, classical and jazz music as well as cricket and, of course, the Racing Festival. Other local towns are Bath, Bristol, and Oxford. Direct train services from Kemble to London Paddington which takes approximately 75 minutes.



### Floorplans

House internal area 936 sq ft (87 sq m)  
Stores internal area 86 sq ft (8 sq m)  
Total internal area 1022 sq ft (95 sq m)  
Includes limited use area 32 sq ft (3 sq m)  
For identification purposes only.



### Directions

From Cirencester, take A435 signposted for Cheltenham. Follow the A435 for approximately four and a half miles before turning right, signposted Rendcomb and College. Continue through the village and the property will be on your right-hand side, after passing the village hall.

What3words - ///germinate.rooms.visa

### General

**Local Authority:** Cotswold District Council.

**Services:** Mains water, electricity and oil-fired heating. Private shared drainage.

**Council Tax:** Band C

**EPC Rating:** E

**Tenure:** Freehold

**Guide Price:** £395,000

### Cirencester

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