



11 Rendcomb,
Cirencester, Gloucestershire

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11 Rendcomb, Cirencester, Gloucestershire, GL7 7HB

A charming semi-detached period cottage with outstanding views across the Churn valley

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

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

The Property

11 Rendcomb is an attractive Cotswold stone cottage. The ground floor offers two well-proportioned reception rooms which are both light and with high ceilings along with a kitchen. 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

Number 11 is approached via a public footpath from which a pedestrian gate opens into a good sized garden which is low maintenance and fully lawned. Beyond a hedge on the eastern boundary is a further area of rough land. The views over the valley to the east are superb.



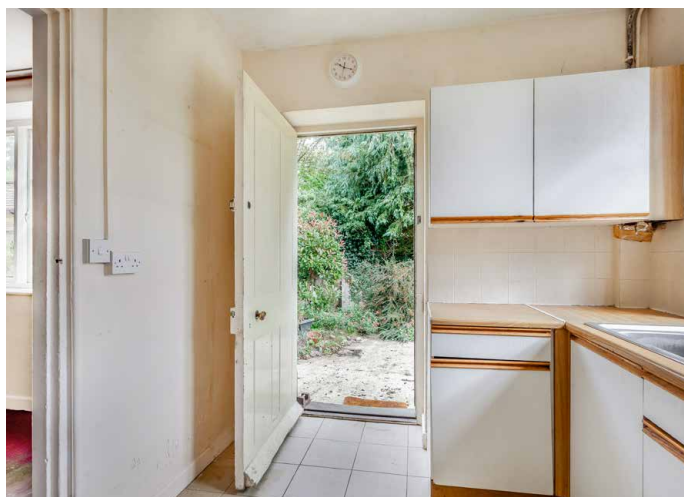
Location

Rendcomb is a charming village with a shop, post office and a 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.

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. The path to No.11 is well marked as a public footpath.

What3words: ///dragging.digested.suffix



Floorplans
 House internal area 893 sq ft (83 sq m)
 Store internal area 21 sq ft (2 sq m)
 Total internal area 914 sq ft (85 sq m)
 For identification purposes only.



General

Local Authority: Cotswold District Council.
Public right of way: The path leading to the property is a public footpath which then leads on along the side of the neighbouring field.
Services: Mains water and electricity. Heating – electric night storage heaters. Private shared drainage.
Council Tax: Band D
Tenure: Freehold
Guide Price: £425,000

Cirencester

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