



The Old Forge
Rendcomb, Gloucestershire

TO LET

A beautiful, Listed house of great character in a much sought after village location

Property Comprises

- Hall
- Dining Room
- Study
- 4 Bedrooms
- Family Bathroom
- Parking & Gardens
- Drawing Room
- Sitting Room
- Cloakroom
- 2 En-suites
- Double Car Port
- Former Forge

Situation

**Cirencester 6 miles; Cheltenham 9 miles;
Kemble Station 9 miles** (all distances approx.)

Rendcomb is a pretty and unspoilt small Cotswold village, lying in the Churn Valley, to the North of Cirencester. The village, has a post office, village hall, doctors' surgery and church.

Rendcomb lies approximately 3 miles South of the beautiful Colesbourne Park, famed for its rare and unusual collection of snowdrops and its heritage of the collection of unusual plants and trees from the 19th Century.

Nearby Cirencester has an excellent range of everyday shops and services, whilst Cheltenham, Gloucester and Swindon are also within daily commuting distance.

The area is noted for both its private and state schools, including Rendcomb College which is just a short walk from the house, Hatherop Castle, Beaudesert Park and Cheltenham Ladies and Boys Colleges.

Amenities

Water sports at the Cotswold Water Park, Polo at Cirencester Park. Golf at Cirencester, Minchinhampton and Cheltenham. Racing at Cheltenham and Stratford. Swimming, Sport & Leisure at the Cotswold Sports Centre, Cirencester.

There is a fast and regular Great Western Train service from Kemble to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading. All the main centres of Bath, Bristol, Cheltenham and Oxford are all within daily commuting distance.

Fixtures and Fittings

The property is available to let unfurnished, with the existing fixtures and fittings described in these letting particulars. Please note furniture/appliances shown in any marketing material or viewing may be subject to change prior to a tenancy commencing.

Services

Mains water and electricity. Oil fired central heating. Private drainage. Telephone and Broadband availability subject to individual packages and BT transfer regulations.

Local Authority

Cotswold District Council, Trinity Road, Cirencester. Tel 01285 623000.

Outgoings

1. All outgoing and running costs during the tenancy, to include Council Tax.
2. The tenancy set up costs as outlined in our Application Form.

Viewings

 (Strictly by appointment)

Telephone Burford Office - 01993 822325.

Directions

 GL7 7HB

From Cirencester take the A435 North towards Cheltenham. After approx. 5 miles, (after North Cerney), take the right hand turning signed to Rendcomb. Proceed on this road and continue up the hill into the village, under the bridge and follow the road around to the right.

Passing the Victorian stable block and post office on the right, the road then bends to the left and The Old Forge will shortly be seen on the left, with a gravelled parking area to the front and side of the property.



This charming period house is believed to date from the 17th Century and has been comprehensively renovated, capitalising on its inherent period charm and character. The property has been renovated to an exceptionally high standard throughout with great attention to detail.

Many of the building's original features have been retained, including flag stone and wood boarded floors throughout the main house, beamed ceilings and open stone fireplaces.



The 3 main reception rooms have a Southerly aspect, with window seats overlooking the gardens.

The generously proportioned kitchen/breakfast room is fitted with handmade, painted wood units with oak work tops and a 4 oven Sandyford Aga-style range, with granite work tops on either side.



The master bedroom has an en-suite bathroom with a free standing roll top bath.



The guest bedroom also benefits from an en-suite bathroom with separate shower. There are 2 further double bedrooms and a family bathroom.

The original Forge is a single storey building adjoining the main house. The 3 rooms all open to full height with exposed roof timbers, stone walls and under floor heating. Two of the Forge rooms also retain the original furnaces and all rooms can be utilised for a number of uses.



There is a gravelled parking area to the front of the house, extending, through a five bar gate, to the side and rear with space for a number of vehicles. There is a double open fronted car port. Wood store, boiler room and garden store.

The Old Forge sits within attractive and manageable gardens to the front, having a southerly aspect. The mainly walled gardens are laid to lawn with pretty flower and shrub borders, together with beautiful trained climbing roses against the walls of the house.



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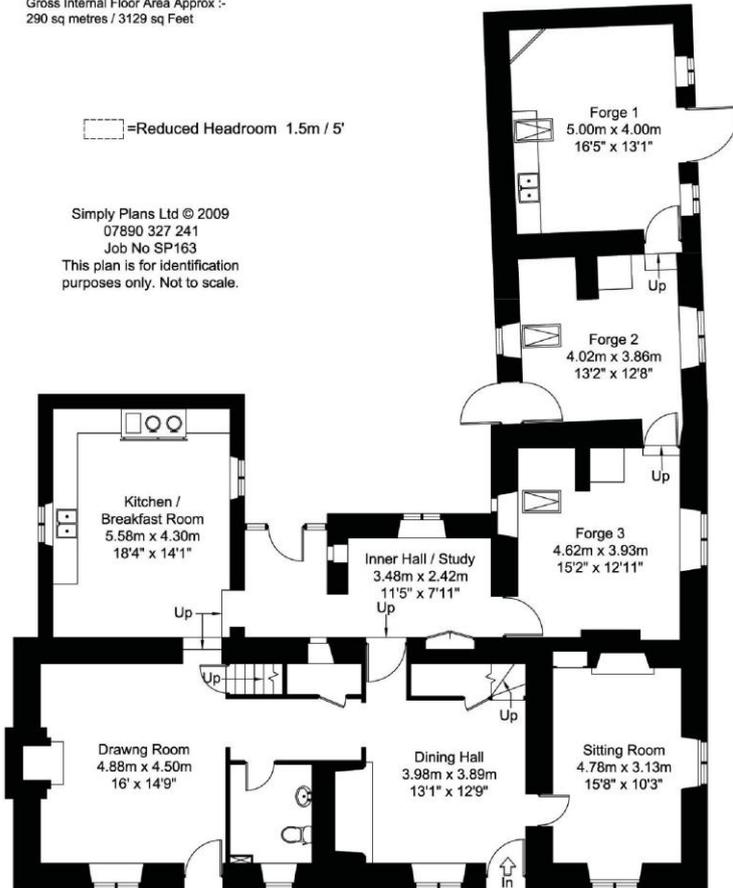
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The Old Forge, Rendcomb, Cirencester, Gloucestershire

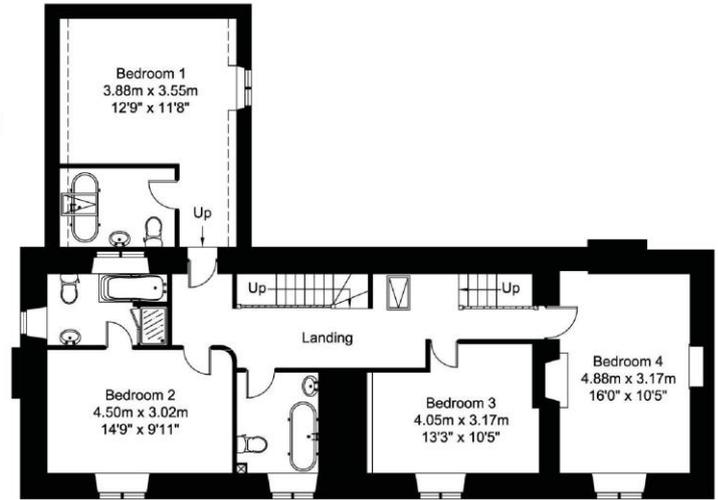
Gross Internal Floor Area Approx :-
290 sq metres / 3129 sq Feet

 =Reduced Headroom 1.5m / 5'

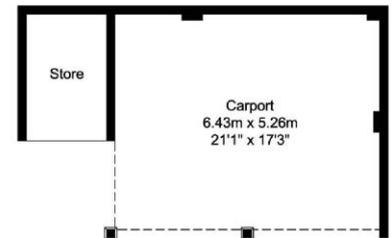
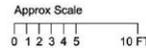
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Ground Floor



First Floor



Not Shown In Actual Location