



Rapsgate Farmhouse
Near Rendcomb, Gloucestershire

To Let

Butler Sherborn 
Locally respected, globally connected

Rapsgate Farmhouse

A well-presented detached family house, in a rural location with tranquil rolling countryside views

Property Comprises

- Sitting Room
- Dining Room
- Study Area
- Kitchen/Breakfast Room
- Cloakroom
- 4 Bedrooms
- En-suite Bathroom
- Family Bathroom
- Lawned Garden
- Ample Parking

Description

Rapsgate Farmhouse is a well-presented Cotswold stone house, offering adaptable family living accommodation arranged over 3 floors.

The property benefits from a well-proportioned garden, which wraps around the building. Situated down a ½ mile track to the property, the farmhouse is in an excellent position for anyone who is looking for a rural and tranquil lifestyle, benefitting from superb far reaching views over the Cotswold countryside.

Situation & Amenities

Cirencester 7 miles; Cheltenham 9 miles; Gloucester 14 miles

(all distances approximate).

The nearby village of Colesbourne, which forms part of the famous Colesbourne Estate, benefits from local amenities which include a post office with general store which are located within the petrol station, a wine merchant, The Colesbourne Inn and also the ancient Church of St James built in the

Norman Period. Cirencester, Cheltenham and Gloucester are both within commuting distance and offer an excellent range of shops and also cultural amenities.

The area is serviced by excellent public and private schools, including nearby Rendcomb College, together with Westonbirt, Beaudesert Park and Cheltenham Colleges all within daily driving access.

The M4 and M5 motorways, both of which are commutable from the property, provide communications to other parts of the country.

The area boasts numerous recreational activities, including water sports at the Cotswold Water Park, Golf in Cheltenham or Cirencester and racing events are held regularly at Cheltenham and Stratford-upon-Avon.

Fixtures and Fittings

Rapsgate Farmhouse is available to let unfurnished. Please note furniture/appliances shown in any marketing material or viewing may be subject to change prior to a tenancy.

Services

Mains water and electricity, septic tank drainage and oil central heating. Telephone and Broadband services subject to individual packages and transfer regulations.

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Local Authority

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

EPC The front page of the EPC is attached to this brochure. However, if you would like to see a full EPC report please contact our office.

Outgoings

1. The tenant will be responsible for all outgoing and running costs in connection with the house, to include the Council Tax.
2. The tenants will be responsible for the tenancy set up costs as outlined in our Application Form.

Viewings (Strictly by appointment)

Telephone Butler Sherborn: 01993 822325.

Directions: GL7 7EW

From Cirencester, travel on the A435 towards Cheltenham for approximately 5 miles. Immediately after the left hand turning for Woodmancote, take next left on to an unmarked road. Continue for approx. 1.4 miles, up the hill and at the grass triangle turn right. Proceed on this road and take the next driveway on the right before the black metal fencing. There is a black mail box attached to the fence named 'Rapsgate Farmhouse'. Continue down the driveway, for approx. ½ a mile pass the farm building and turn right into the driveway at the end of the track.

ACCOMMODATION

GROUND FLOOR

Entrance Porch: A covered porch area to the front of the property, with outside light gives access to the front door leading to:

Entrance Hall: Front door opens into the hallway, with wood flooring, coat hanging space. Doors open to the Dining Room and:

Study: Ideal as a Study/Library or additional storage room. Window looking out to the side of the property. Fitted cupboards.

Dining Room: A light and well-proportioned Dining Room with wood flooring, fitted cupboards and a window to the front. Feature fireplace with mantle. Door to Kitchen and:

Sitting Room: With windows to the front and side of the house and glazed door to the front. Fireplace housing woodburner and shelved cupboard to one side. Stairs to first floor accommodation. Door to:

Kitchen/Breakfast Room: Fitted with wall and base units with integral oven, hob and extractor hood over. Space for a dishwasher, washing machine and fridge freezer. Windows and door to rear. Space for dining table or sofa area. High ceiling with skylight window. Doors to Dining Room, Sitting Room and:

Rear Hall: With door to rear garden. Space for boots. Central heating boiler.

Cloakroom: With W.C. and wash hand basin. Window.

Disclaimer

These particulars including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property.

Any plan is for layout guidance only and is not drawn to scale. All dimensions shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before traveling to view this property.

FIRST FLOOR

Landing: A light and well-proportioned landing with windows to the front of the house. There is a staircase at either end of the landing giving independent access to the 2 bedrooms on the second floor.

Bedroom 1: Single Bedroom with fitted cupboards and a window to the side of the property, taking full advantage of the open countryside views.

Bathroom: Part tiled room, fitted with bath having shower over with screen. W.C. and wash hand basin with mirrored medicine cabinet over.



Bedroom 2: Double Bedroom with space for freestanding wardrobe and chest of drawers. Window to the side of property. Door to:

En-suite Bathroom: Fitted with bath, W.C. and wash hand basin with a mirror and shelf over.

SECOND FLOOR

Bedroom 3: An attic double Bedroom with a window to the side of the property. Exposed beams.

Bedroom 4: A further double Bedroom with a window to the side, commanding superb countryside views. Exposed beams. Hanging rail.

OUTSIDE

Parking: The property is accessed via a half mile long private driveway, which leads to some farm buildings and then onto Rapsgate Farmhouse. There is a gravelled parking area to the front of the property with ample parking for a number of vehicles. The parking area opens up to the side of the property leading round to the rear garden.

The garden to the side and rear is laid to lawn, with a gravel path against the house.

The property is part bound by Cotswold stone wall and backs onto woodland on one side, together with open fields to the other side of the property.

The property also benefits from breath-taking views from both the house and garden.

