



# Church Farmhouse

Coates, Cirencester



## An impressive Grade II listed Cotswold stone farmhouse in a sought-after village and stunning views

Church Farmhouse offers a good-sized family home over three floors with spacious living accommodation, 8 bedrooms, swimming pool, uninterrupted views over the Bathurst estate, an enclosed garden, and is set on the edge of a desirable village next to the church.



**4 RECEPTION ROOMS**



**8 BEDROOMS**



**3 BATH/  
SHOWER ROOMS**



**DOUBLE GARAGE**



**5,992 SQ FT**



**UNFURNISHED**



**VILLAGE**



**PRIVATE  
AND SECURE  
GARDEN**



**RENT  
£5500 P.C.M.  
PLUS CHARGES**

### The property

Church Farmhouse is a traditional Grade II Cotswold stone, three storey house with lovely light rooms and plenty of adaptable living space, in a tranquil village setting surrounded by stunning countryside. It is within five minutes' drive of Cirencester and only three miles from Kemble mainline train station with direct trains to London Paddington.

The live-in kitchen has ample built in storage, good size work tops and lovely sitting area/snug with open fire. The kitchen also features a glass covered well in the floor and access to the secure garden/patio. The drawing room and sitting room both have large sash windows with great views, fireplace and high ceilings. The main hallway which leads to the main stairs and front door could also be used as a dining area and there is another living room which could be a playroom or office.

The main stairs lead to the first floor next to the large principal bedroom which features large sash windows and beautiful views of the surrounding countryside. The main bedroom also has its own newly refurbished

en-suite with walk in shower, double basins and roll top bath which is accessed via the dressing room off the principal bedroom. The first floor also has a family bathroom, large laundry room and leads to the two bedrooms, one of which has an en-suite bathroom. Off the landing the back stairs lead to the ground and second floors. The second-floor features two large rooms and shower room. The versatile rooms could be used as bedrooms, play/games rooms or guest rooms, as well as storage.

The house has been lived in by the current tenants for many years so is in need of some redecoration. This is reflected in the rent and the landlords are happy to allow new tenants to redecorate the house, but with prior approval from the landlord. In addition, by separate negotiation there is also a single storey 2 bedroom cottage, stables and paddocks that can also be let with Church Farmhouse.

### Outside

The house has its own gated gravel drive off the lane next to the church. The main garden sits to the front of the property with parking to the front and back









of the house. There is also a secure garden off the kitchen which is good for small children and dogs and also acts as an outdoor entertaining/patio area. There is a large stone storage barn which also houses a large stable. The garden is mostly laid to lawn. To the back of the house there is also a large garden area currently left wild. The stunning swimming pool is accessible via the gate at the bottom of the garden on the far side of the paddock. It is a real sun trap with stunning views and has an undercover sun deck and entertaining/games room area.

### Location

Church Farmhouse is part of The Bathurst Estate and is set on the edge of the popular village of Coates next to the church with stunning views and surrounded by countryside. Coates lies close to Cirencester and just three miles from Kemble train station with a direct line to London Paddington. Cirencester, known as the Capital of the Cotswolds, has a wide range of boutique shops, supermarkets, a weekly market and golf course. There is a popular pub in neighbouring village of Sapperton and a great farm shop (Jolly Nice) on the main road to Stroud. Coates borders Cirencester

Park which is home to Cirencester Park Polo Club. Further afield the nearest towns are Stroud, Tetbury and Cheltenham. Cheltenham has a wide range of shops, bars, restaurants, supermarkets and cinemas as well as Cheltenham Racecourse. The main regional centres include Oxford, Swindon, Cheltenham, Bath and Bristol, all of which are within daily commuting distance. Communications are good, with easy access to the M4 and M5, as well as regular train services to London from Kemble station taking approximately 60-80 minutes. The area is also well served by a number of excellent independent and state schools, making it a popular choice for families. Independent schools within daily commuting distance include Cheltenham College, Dean Close, Cheltenham Ladies College, Rendcombe College, Beaudesert Park School and Westonbirt. The Royal Agricultural University is on the doorstep and Deer Park and Kingshill are the local senior schools. Cheltenham also has a number of grammar schools including Pates and there is Stroud High School in nearby Stroud. There are primary schools in the nearby villages of Rodmarton and Sapperton and Rendcomb College has a popular day nursery.

### Distances

- Cirencester 4.4 miles
- Tetbury 8.9 miles
- Cheltenham 14 miles
- Oxford 48 miles

### Nearby Stations

- Kemble Station 3 miles  
(London Paddington approx. 60 mins)

### Nearby Schools

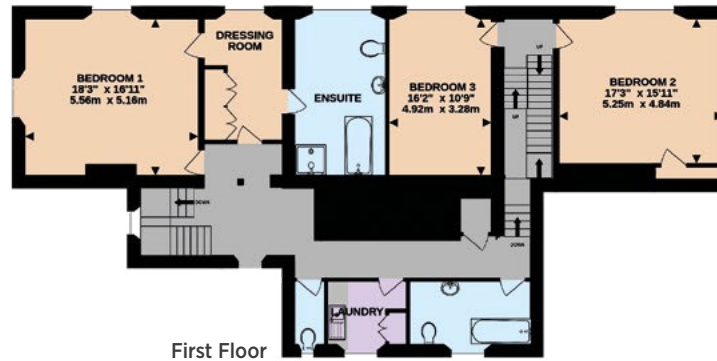
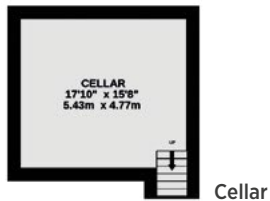
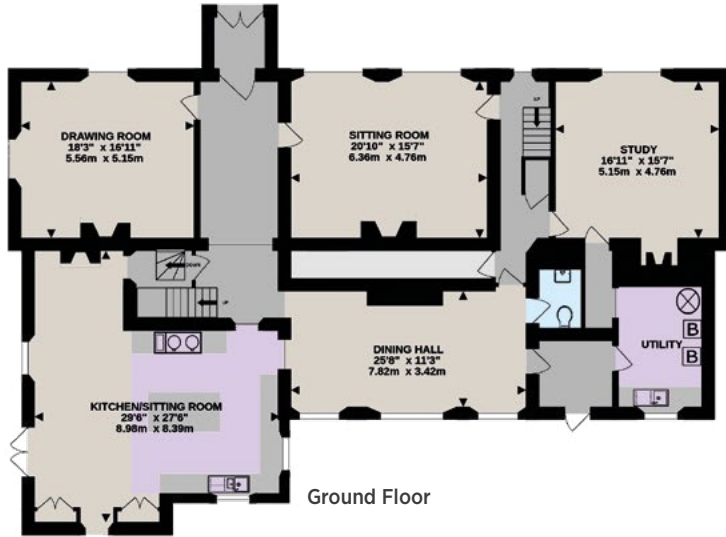
- Rendcomb College (Independent)
- Cheltenham College (Independent)
- Cheltenham Ladies College (Independent)
- Dean Close (Independent)
- Westonbirt (Independent)
- Beaudesert Park School (Independent)



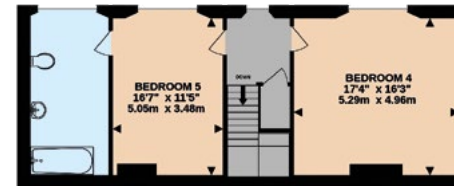




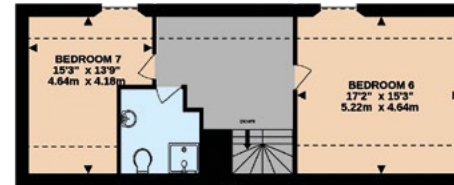




Second Floor



Third Floor



## Floorplans

Total internal area 5,992 sq ft (556.7 sq m)

## Directions

what3words ///shackles.picture.note

## General

Postcode: GL7 6NS

Local Authority: Cotswold District Council.

**Services:** Mains water and electricity. Septic tank which we understand may not comply with current regulations. Further information is being sought. Main house heated by oil fired boiler.

**Council Tax:** F

**EPC Rating:** E

**Fixtures and Fittings:** Unfurnished.

**Tenancy:** Assured Shorthold Tenancy.

**Tenancy Deposit:** Equivalent to 5 weeks rent.

**Charges:** The following charges may apply – Preparation of a Non Housing Act Tenancy Agreement £354 (Inc VAT) and Credit Reference per applicant £70 (Inc VAT).

**Mobile coverage and broadband:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Cirencester

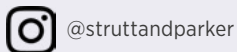
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