

Haresbottom House,
Lower Norcot, near Cirencester, Gloucestershire



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4,786 sq ft (445 sq m) | Freehold
5 bedrooms | 4 bathrooms | 1 bedroom annexe
Well maintained garden and grounds

Guide price £1,750,00

A substantial and beautifully arranged country house with separate annexe and extensive accommodation, set within a peaceful rural setting close to Cirencester.

A versatile and spacious Cotswold home with annexe, multiple reception rooms and excellent bedroom accommodation, close to Cirencester

Property

Haresbottom House is an impressive and generously proportioned country home, extending to approximately 3,500 sq ft within the main house, complemented by a substantial detached annexe and double garage. The property offers a highly versatile layout ideally suited to modern family living, multi-generational occupation or those seeking ancillary accommodation for guests or home working.

The house is arranged around a central hallway, from which the principal reception rooms are accessed. The ground floor provides a well-balanced range of living spaces, offering both formal and informal areas.

A large sitting room forms one of the principal reception spaces, enjoying excellent proportions and natural light, and providing an ideal setting for entertaining. This is complemented by a separate dining room, well suited to more formal occasions.

To the opposite side of the house, a generous snug/family room provides a more relaxed living space, positioned conveniently adjacent to the kitchen and utility areas, making it particularly well suited to day-to-day family life.

The kitchen/breakfast room is well positioned and forms a central hub within the house, offering ample space for both cooking and informal dining. The layout allows for a natural flow between the kitchen, dining room and family spaces, enhancing the overall functionality of the ground floor. A separate utility room provides further storage and practical workspace.

Additional ground floor features include a cloakroom and ancillary areas, ensuring the house functions efficiently for modern living.

First Floor Accommodation

The first floor provides excellent and well-balanced bedroom accommodation, arranged to maximise both privacy and comfort.

The principal bedroom suite is particularly well proportioned and benefits from its own en suite bathroom, creating a private and restful space within the house.

The remaining bedrooms are all generously sized and notably benefit from en suite bath or shower facilities, making the layout especially well suited to family life or hosting guests. This configuration provides a high level of convenience and independence for occupants, rarely found in properties of this type.

In addition, there is further bathroom provision, ensuring flexibility for larger households or visiting guests.

Annexe

A particularly valuable feature of Haresbottom House is the detached annexe, extending to over 650 sq ft. This self-contained space provides highly flexible accommodation, ideal for use as guest accommodation, a home office, studio or ancillary living space.

The annexe is arranged as an open-plan living area with kitchenette and separate shower room, offering independence from the main house while remaining within the overall setting.

Garaging and Outbuildings

The property benefits from a substantial detached double garage, providing secure parking and storage. The garage building offers further potential for adaptation, subject to the necessary consents.

Gardens and Grounds

Haresbottom House is set within attractive and well-defined grounds, offering a combination of open lawn and established planting. The gardens provide a pleasant outlook from the house and a good degree of privacy, with space for outdoor dining, recreation and entertaining.

The setting is peaceful and rural in nature, while remaining accessible, making it particularly appealing for those seeking a balance between countryside living and convenience.





Situation

Haresbottom House is situated in Lower Norcot, a small rural hamlet positioned within easy reach of Cirencester, widely regarded as the "Capital of the Cotswolds". Cirencester provides a comprehensive range of amenities including independent shops, cafés, restaurants, supermarkets and leisure facilities.

The surrounding countryside offers excellent opportunities for walking, riding and outdoor pursuits, while the nearby Cotswold Water Park provides a wide range of leisure activities.

Transport links are strong, with mainline rail services available from Kemble offering direct access to London Paddington. Road connections via the A417 and A419 provide access to Swindon, Cheltenham and the M4 motorway network.

Postcode region: GL7

General

Local Authority: Cotswold District Council

Tenure: Freehold

Services: Mains electric and water. Oil fired boiler. Private drainage.

Council Tax: Band H

EPC Rating: D

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

Viewings: Strictly by appointment



Lower Norcote Barns, Haresbottom House, Cirencester

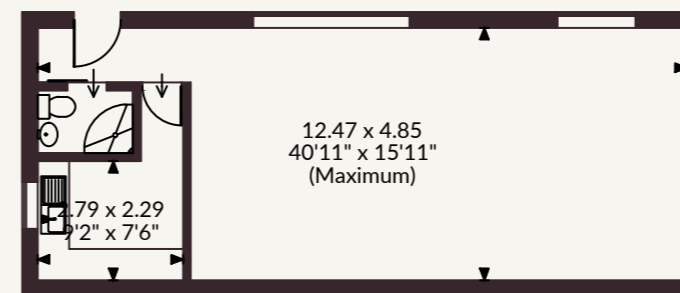
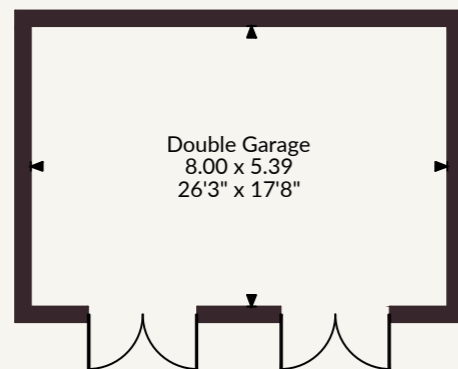
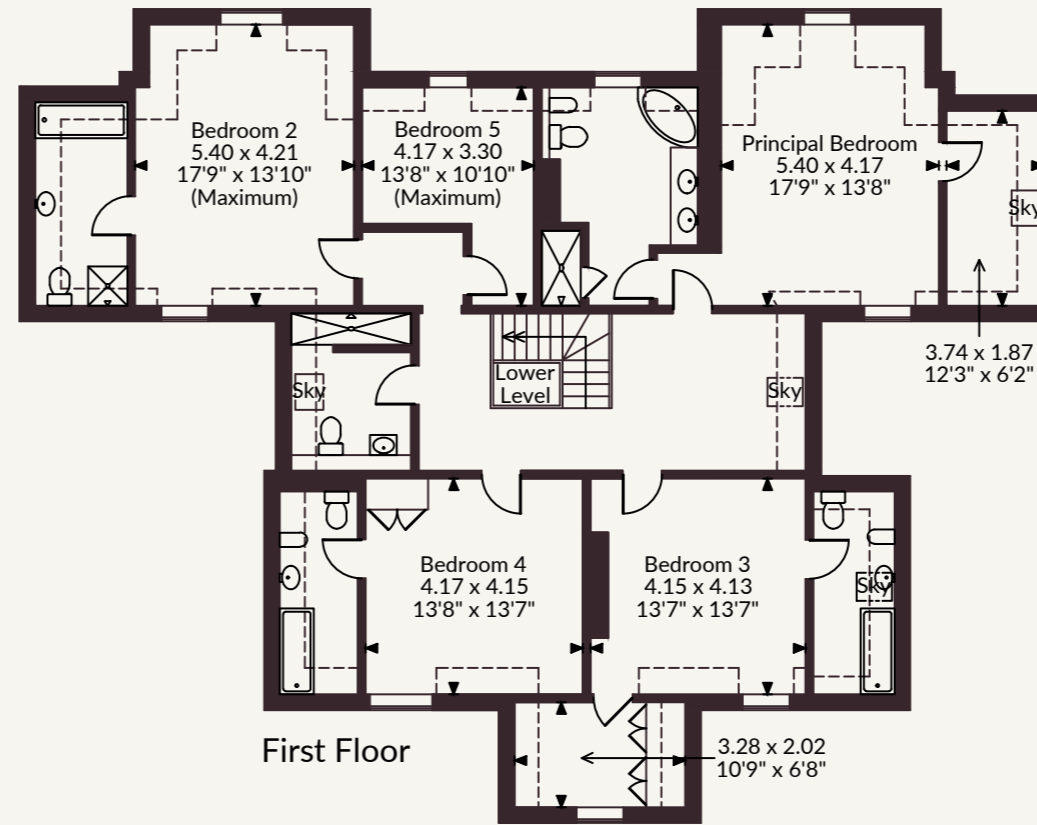
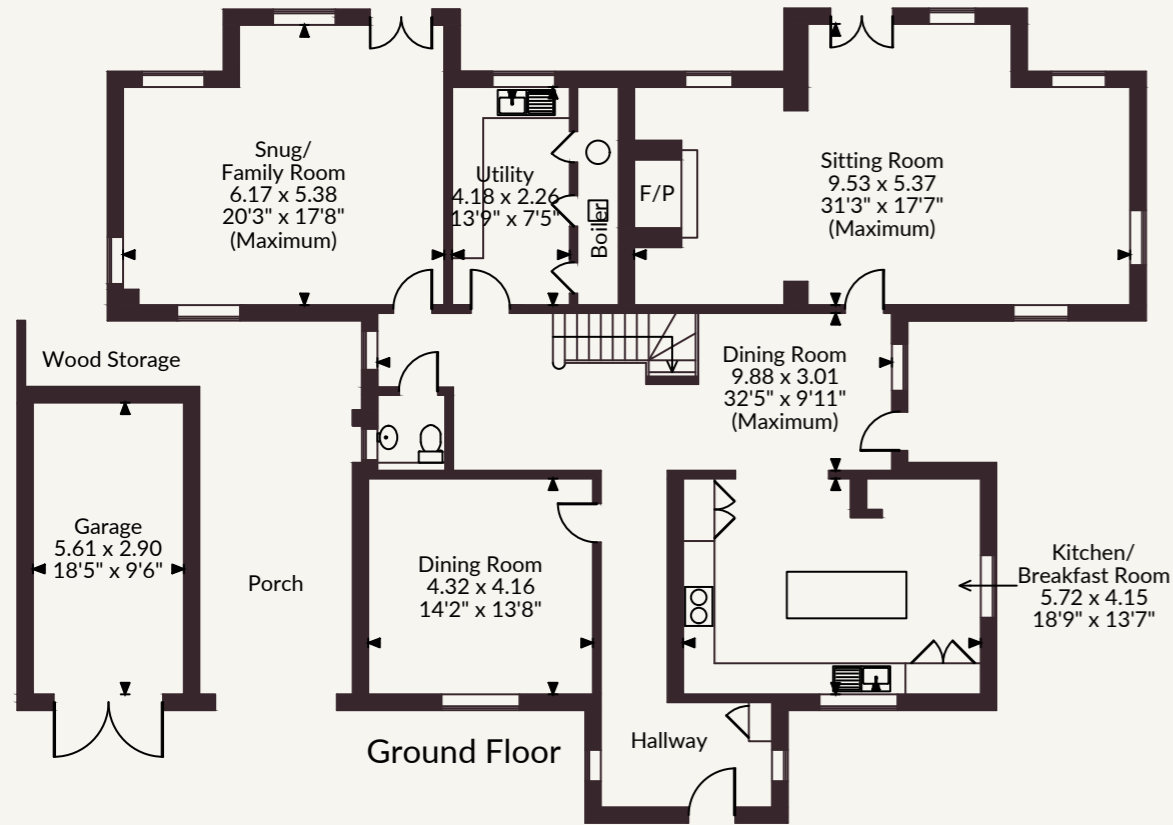
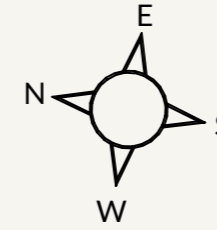
Main House internal area 3,496 sq ft (325 sq m)

Double Garage & Garage internal area 639 sq ft (59 sq m)

Annexe internal area 651 sq ft (60 sq m)

Total internal area 4,786 sq ft (445 sq m)

Quoted Area Excludes 'External Wood Storage & Porch'



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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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