



Church Farm House

Siddington, Cirencester, Gloucestershire

A handsome and historic Grade II listed Cotswold stone residence located in the heart of the charming village of Siddington

Church Farm House is a beautifully proportioned family home offering extensive and versatile accommodation across three floors. Rich in period character and thoughtfully arranged for modern living, this substantial property is set within attractive mature gardens and offers both privacy and proximity to Cirencester and the wider Cotswolds.



5 RECEPTION ROOMS



5 BEDROOMS



6 BATHROOMS



DRIVEWAY



0.50 ACRES



FREEHOLD



VILLAGE



4705 SQ FT



**GUIDE PRICE
£1,350,000**

The property

Church Farm House is a classic example of traditional Cotswold architecture, constructed in mellow stone and arranged over three floors with elegant proportions, period detailing, and excellent ceiling heights throughout.

The ground floor offers a flexible and flowing layout, beginning with a welcoming entrance hall that leads into a generous drawing room, perfect for entertaining or relaxing. A separate study sits nearby, ideal for those working from home. A further inner corridor leads to a formal sitting room, filled with natural light and character, offering a more intimate reception space.

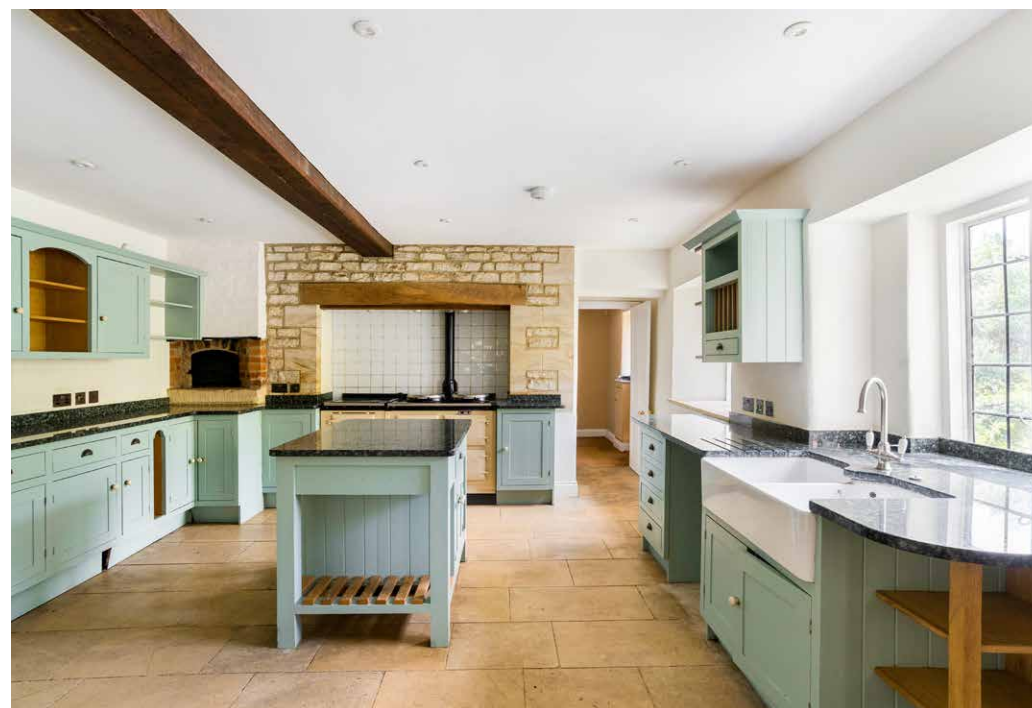
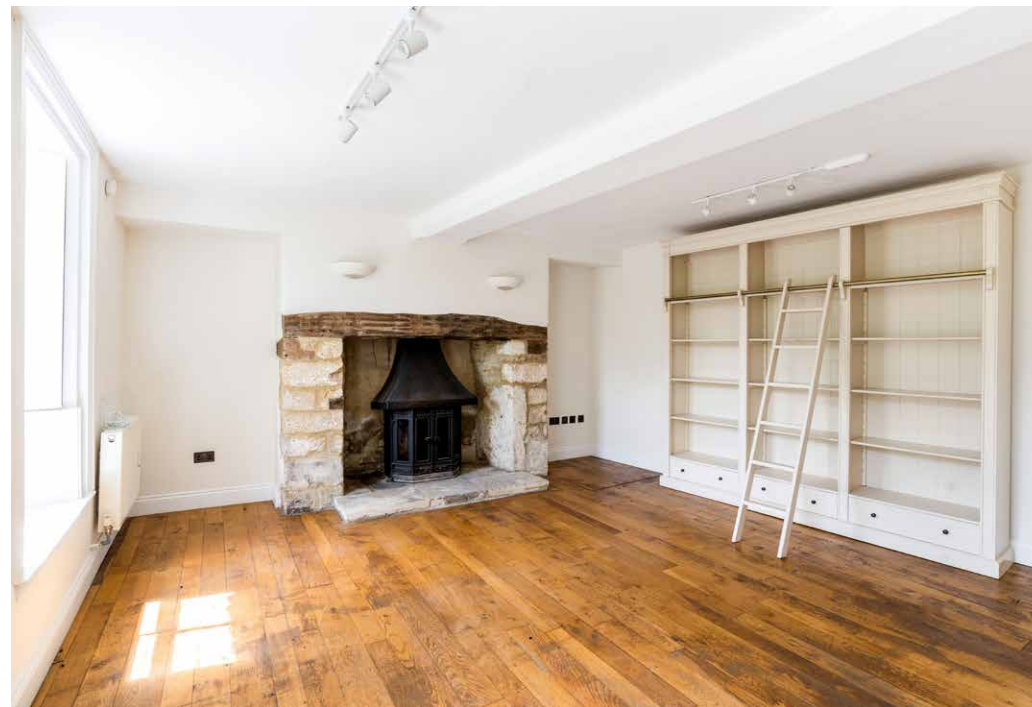
Also accessed from the ground floor is a useful storage room, which could easily be adapted into a walk-in pantry, alongside a separate boiler room. The heart of the home is the open-plan kitchen and dining room, flooded with light and centred around a striking glazed feature that reveals a historic well beneath the floor, a unique and memorable focal point.

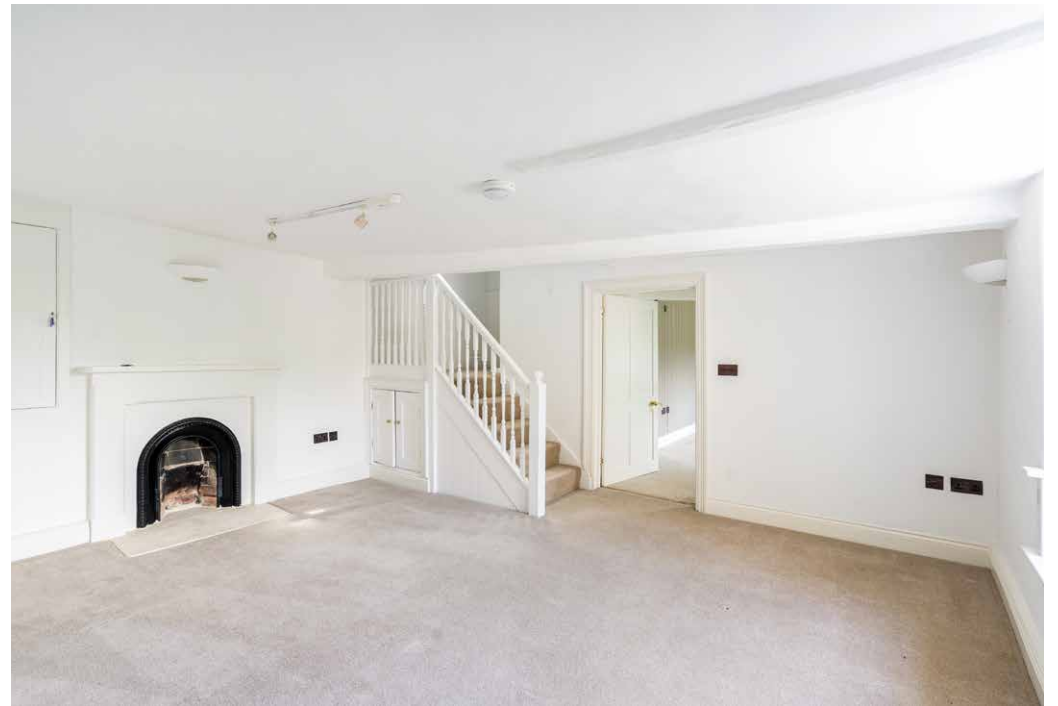
To the rear, a secondary entrance lobby offers practical access, connecting to a well-equipped utility room and a compact office or playroom, ideal as a homework zone or hobby space.

Stairs rise from the main entrance hall to a spacious first-floor landing. The principal bedroom enjoys views across the gardens and benefits from a well-appointed en suite bathroom. A second bedroom, equally generous in size, includes its own en suite shower room. A third bedroom is served by a neighbouring bath/shower room, and the central open landing area offers additional space for reading or study.

On the second floor, a flexible guest suite includes two adjoining bedrooms, both with en suite shower facilities, and a central connecting space, perfect for accommodating children or visiting family in comfort. A second staircase rises to another large bedroom with its own shower room and separate WC, allowing for independent use.

The overall layout is ideal for multi-generational living, visiting guests, or those needing separate zones for work and family life.





Outside

Church Farm House sits behind mature hedging and is accessed via a private gated entrance. A sweeping gravel driveway leads up to the front of the house, providing ample parking for several vehicles, while a separate pedestrian gate offers convenient access to the neighbouring church, a lovely feature that further enhances the setting.

The gardens are predominantly laid to lawn, ideal for children or grandchildren, with an array of established trees and planting borders offering privacy and seasonal colour. The outside space is both practical and beautiful, designed for enjoyment throughout the year.

Location

Siddington is a picturesque and well-connected village just south of Cirencester, the historic capital of the Cotswolds. With a welcoming community, local amenities including a primary school and pub, and excellent access to nearby countryside, the village is particularly popular with families and commuters alike.

Cirencester is within short driving distance, offering a full range of services, schools, independent shops, and cafes. Kemble Station, with direct trains to London Paddington, is also conveniently located for those needing to travel further afield.

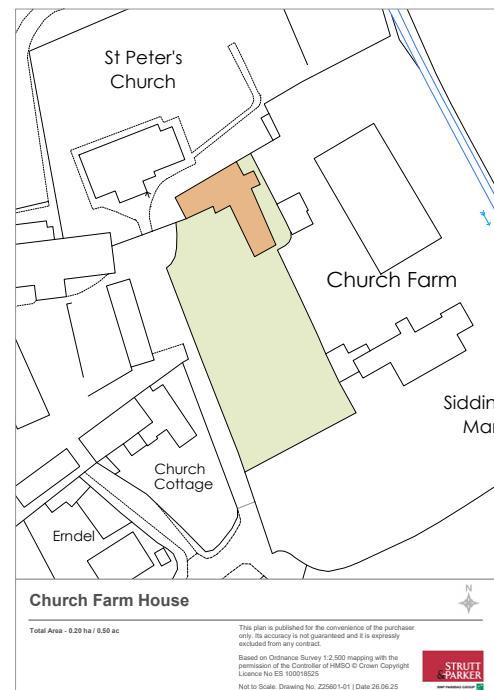


Distances (approx.)

- Cirencester 2 miles
- Kemble Station 4 miles (London Paddington from approx. 72 minutes)
- Swindon 16 miles
- Cheltenham 19 miles
- Oxford 36 miles
- Bath 35 miles
- Bristol 40 miles
- Heathrow Airport 80 miles
- Central London approx. 95 miles

Nearby Schools

- Siddington C of E Primary School
- Powell's C of E Primary School, Cirencester
- Deer Park School (State Secondary)
- Rendcomb College (Independent)
- Westonbirt School (Independent)





Approximate Floor Area = 437 sq m / 4705 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94272

Floorplans

House internal area 4,705 sq ft (437 sq m)
For identification purposes only.

Directions

///what3words: ///prongs.gurgling.member

General

Tenure: Freehold

Local Authority: Cotswold District Council

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

Services: Mains electricity, gas, water, and drainage.

Council Tax: Band G

EPC Rating: E

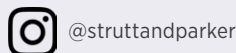
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Cirencester

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