

RIVERSTONE HOUSE

Colesbourne, Cheltenham



A CHARMING AND BEAUTIFULLY PRESENTED THREE BEDROOM COTSWOLD STONE DETACHED COUNTRY HOME SITUATED ON THE EDGE OF A DESIRABLE VILLAGE BETWEEN CIRENCESTER AND CHELTENHAM.

Cheltenham 7 miles | Cirencester 9 miles | Kemble Station 14 miles (London Paddington 75 minutes) | Swindon 24 miles M4 (Junction 15) 28 miles | M5 9 miles. (All distances and times are approximate).

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Directions: Front drive: What3Words: ///hammocks.mini.leans

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Tenure: Freehold

Services: Mains electricity and water. Oil-fired heating and private drainage (shared sewage treatment plant). Fibre connected (Gigaclear).

Local authority: Cotswold District Council

Council Tax Band: F

Guide price region of: £985,000

SITUATION

Riverstone House is located on the edge of the pretty village of Colesbourne, with a garage, post office and shop. Colesbourne Park has open days so you can visit the magnificent gardens and an arboretum, as well as one of the greatest snow drop collections! The Colesbourne Inn is a short walk from the house.

Locally, Cowley Manor, offering excellent spa facilities, and The Green Dragon pub and farm shop in nearby Cockleford, is very popular.

Conveniently situated, the property is close to Cirencester, the Capital of the Cotswolds, with weekly markets, and the Spa town of Cheltenham, with excellent shopping and dining. It is also host to fabulous literary, jazz, and food festivals, and, of course, the home of National Hunt horse racing.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Ullenwood and Charlton Kings; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers first-class schooling, including Coberley Primary School, North Cerney Primary School, Powells, Deer Park, Beaudesert, Westonbirt, Cheltenham Colleges and Dean Close, to name a few.

Communications in the area are excellent with high-speed gigaclear internet and easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.













THE PROPERTY

Riverstone House is a very well presented and proportioned three bedroom detached home. Benefiting from a peaceful edge of village position, a landscaped garden, rural outlook, gated parking and a double garage. Set on the edge of the desirable village of Colesbourne, a short walk to the village amenities.

Beautifully built with welcoming, naturally light rooms, fitted carpets and shelves, natural stone fireplaces with wood burners and wooden, tiled and carpeted floors, an ideal, manageable country home.

A central hall links the kitchen/breakfast room, sitting room and a versatile Reception room with Dining area. With windows along two elevations, it is a great space to enjoy throughout the seasons, overlooking the landscaped garden and countryside beyond.

Upstairs comprises the principal bedroom with bespoke built-in wardrobes and an en suite shower room. There are two further double bedrooms and a family bathroom.

The house area is about 1,780 sq ft.



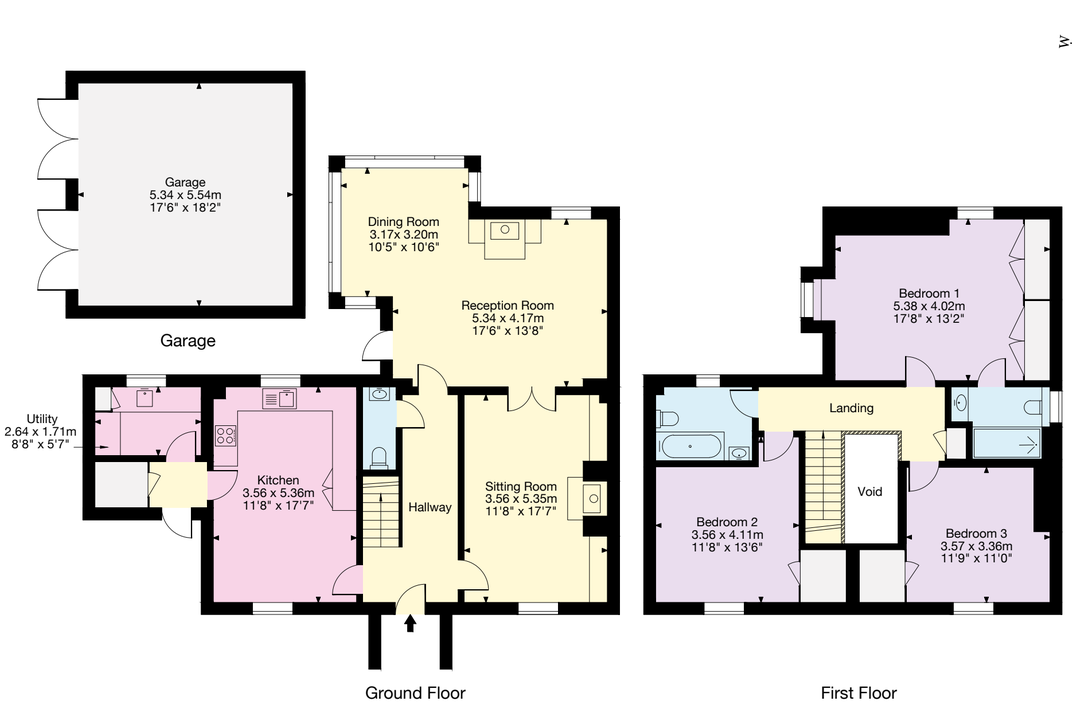




GARDENS

Extensive gravel parking to the front with the double garage with twin doors. Lawn runs to the side and rear of the house, where there is an extensive paved terrace, with established beds, ideal space for al fresco entertaining and easily maintained.

The garage is about 318sq ft.



Gross Internal Area (Approx.)
Main House = 168 sq m / 1,780 sq ft
Garage = 29 sq m / 318 sq ft
Total Area = 197 sq m / 2,098 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted to tell you more.

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