



# LARKHILL

Perrotts Brook, Cirencester, Gloucestershire GL7 7BN

MOORE ALLEN  
& INNOCENT



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This unique detached property is beautifully presented and set within attractive mature gardens, benefiting from a paddock, in all extending to just over one acre.

The individual character of this charming 1930's home is enhanced by its cottage-style appearance and traditional thatched roof. Upon entering, a large reception hallway with parquet flooring immediately sets the tone for this exceptional family home.

GUIDE PRICE  
£1,200,000



The property offers light, spacious, and highly flexible accommodation, combined with character features such as exposed timbers, galleried landing and an open fire. Three versatile reception rooms are perfectly complemented by four well-proportioned bedrooms, a family bathroom, and an additional shower room. The fitted kitchen is a well-designed space with integrated appliances and flows seamlessly into the breakfast room, perfect for casual dining. Practicality is further enhanced by a useful utility/boot room and ample built-in storage.

Enjoying a wonderful sense of privacy throughout both the house and gardens, the property offers a tranquil setting. To the rear, a perfectly positioned patio creates a sheltered outdoor entertaining space — ideal for al fresco dining, relaxing with family and friends, or simply taking in the beautiful views across the garden.

This highly desirable home is situated along a no-through road. A gated driveway leads to a detached double garage and stabling provides further useful storage along with the timber shed. The generous front garden creates an impressive sense of arrival and further enhances the property's appeal.

**Services:** Mains electricity and water are connected to the property. Private drainage system. Heating via an Air Source heat pump feeding radiators. Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)

**Outgoings:** The property has been placed in Band 'G' for Council Tax purposes; charges 2026/27 £4229.63.

**EPC:** D (60).

**Local Authority:** Cotswold District Council 01285 623000.

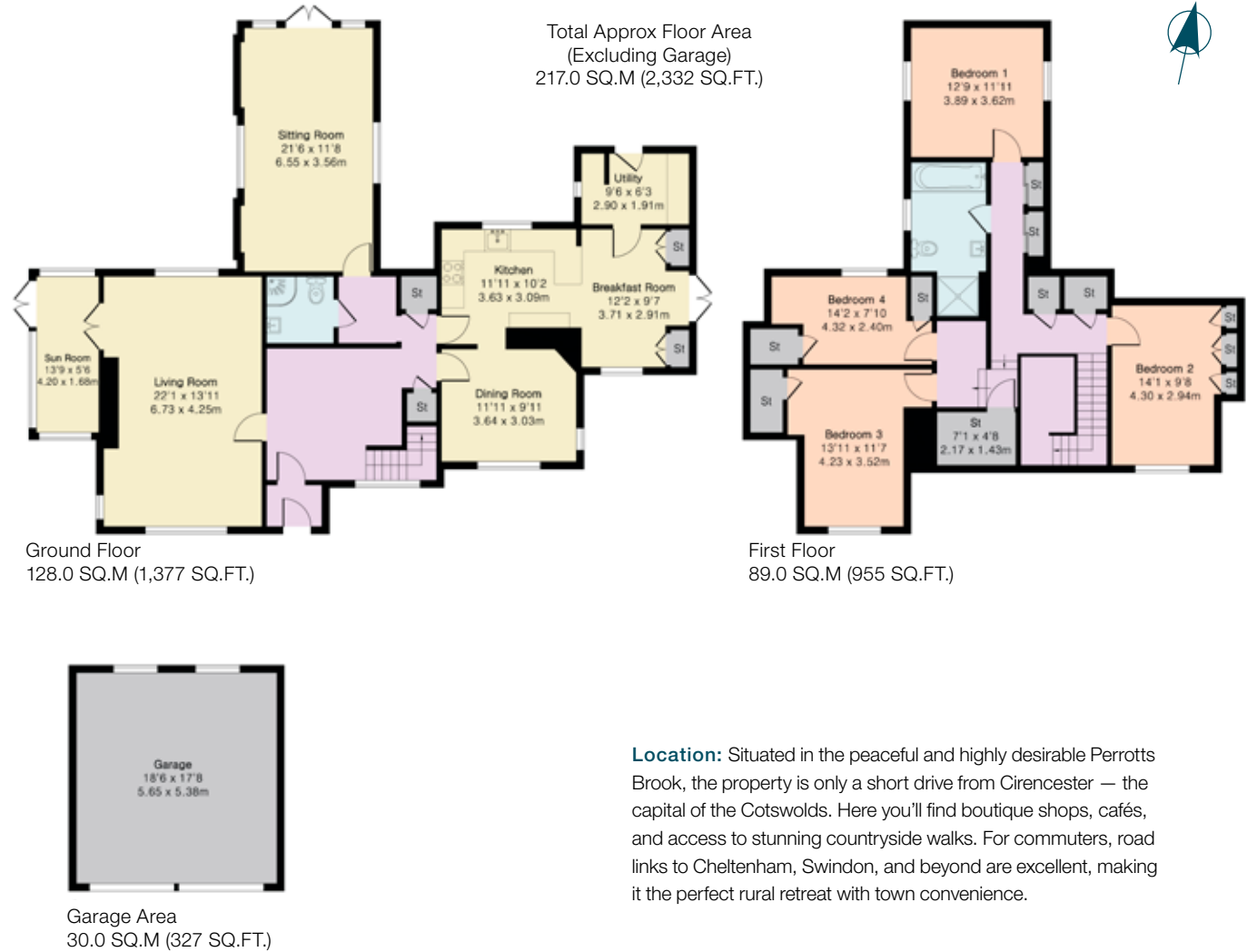
**Tenure:** Freehold with vacant possession upon completion.





33 Castle Street, Cirencester, Gloucestershire GL7 1QD  
01285 648100 [cirencester@mooreallen.co.uk](mailto:cirencester@mooreallen.co.uk)

[mooreallen.co.uk](http://mooreallen.co.uk)



**Location:** Situated in the peaceful and highly desirable Perrotts Brook, the property is only a short drive from Cirencester — the capital of the Cotswolds. Here you'll find boutique shops, cafés, and access to stunning countryside walks. For commuters, road links to Cheltenham, Swindon, and beyond are excellent, making it the perfect rural retreat with town convenience.

**DISCLAIMER**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016