



BARTONBURY MEAD

Stroud Road, Cirencester, Gloucestershire GL7 1UZ

MOORE ALLEN
& INNOCENT



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An exceptionally attractive period home, this elegant Georgian house is beautifully balanced, with central stone steps rising to an impressive, symmetrical frontage that creates an immediate sense of grandeur. Beyond the handsome façade, an elegant entrance hall sets the tone, showcasing the timeless proportions and character that defines the home.

GUIDE PRICE
£1,000,000



Throughout, high ceilings and tall sash windows fill the interiors with natural light, while an abundance of original period features combines effortlessly with tasteful contemporary styling to create a home that is both beautiful and welcoming. A stunning staircase, impressive in both scale and craftsmanship leads to a galleried first-floor landing, where an original roof lantern floods the space with light.

The spacious kitchen/ diner forms the heart of the home, fitted with an extensive range of units providing excellent storage, complemented by integrated appliances and elegant granite worktops. A generous breakfast bar offers the perfect spot for informal dining, while an original cut-stone fireplace with a wood-burning stove adds warmth and character. Glazed French doors open directly onto the side garden, creating an effortless connection between indoor and outdoor living.

Opposite, the equally generous sitting room enjoys a striking bay window, dual-aspect outlook and a handsome stone fireplace with modern inset wood burner. Beautiful wooden flooring adding further warmth and character.

A further reception room offers exceptional versatility, currently arranged as a formal dining room with bespoke fitted storage, it also lends itself perfectly to use as a home office, family room or additional sitting room.

The elegant proportions of the reception rooms reflect the home's Georgian heritage, yet their thoughtful presentation creates inviting spaces equally suited to everyday family life and entertaining.

A practical utility/boot room with cloakroom provides excellent everyday functionality.

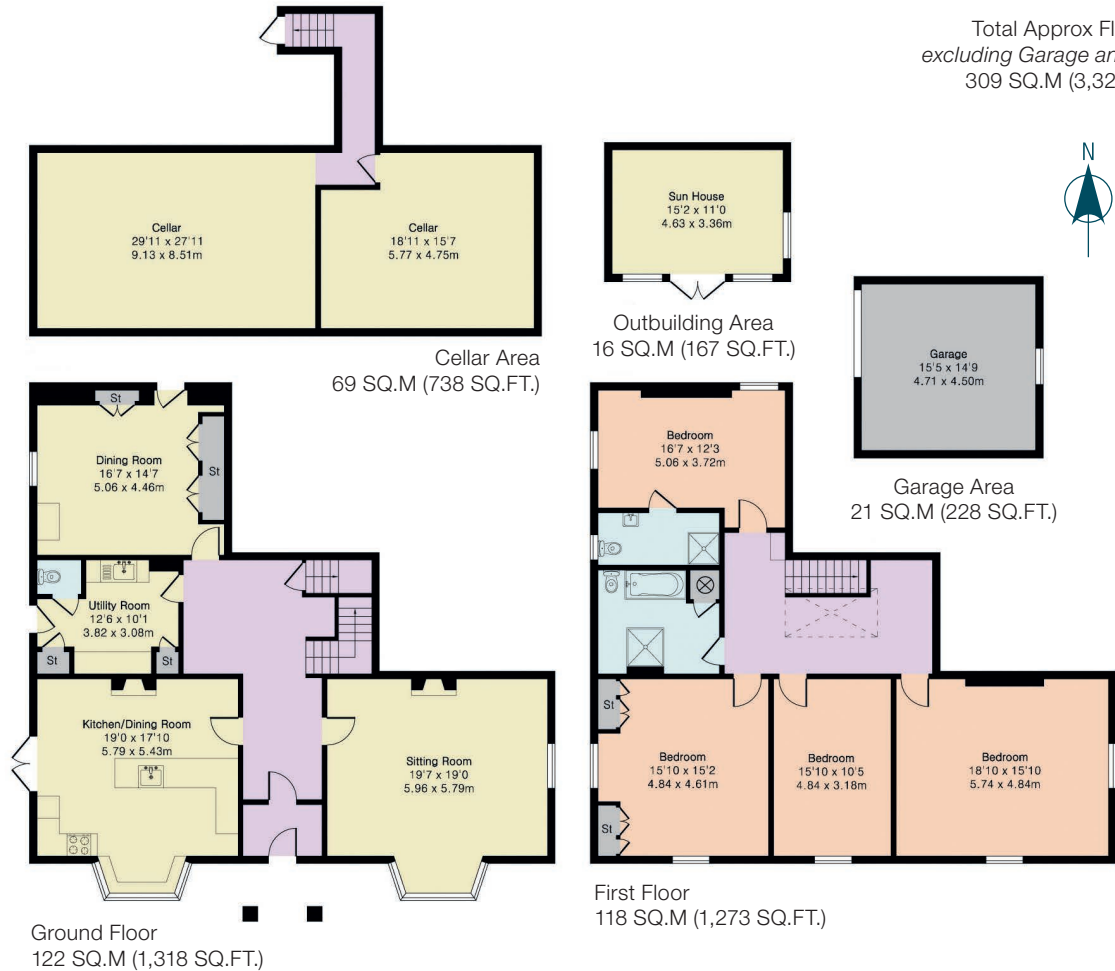
The first floor offers four well-proportioned double bedrooms, all filled with natural light and served by a well-appointed family bathroom and a contemporary en-suite shower room.

Extending to over 3,000 sq ft, the flexible accommodation offers outstanding versatility, while the cellar and generous attic present exciting opportunities for further conversion, subject to the necessary planning consents.

The gardens are a particular highlight, extending to approximately one-third of an acre. Expansive lawns are framed by a rich variety of mature planting and a backdrop of established trees, creating a wonderfully private setting. A broad terrace wraps around the front and side of the house, providing the perfect place to enjoy a morning coffee, while additional landscaped seating areas offer delightful spaces for outdoor dining and entertaining, allowing you to follow the sun or relax in the shade throughout the day.

A substantial detached outbuilding offers excellent flexibility as a home office, studio or peaceful garden retreat. Completing the property is a generous driveway providing ample off-road parking, together with a garage offering valuable additional storage.





Services: Mains electricity, water and gas are connected. Private drainage via a septic tank (shared with adjoining properties). Gas fired central heating feeding radiators. EV charging point.

Outgoings: Council Tax Band 'G' 2026/27 charges £4,229.63.

EPC: D (61).

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession upon completion.

Outline Planning: The RAU Innovation Village. Planning Document 24/01143/OUT



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DISCLAIMER

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