

# The Malt House

The Malt House, Bisley  
Gloucestershire, GL6 7AD

51°45'03"N , 002°08'20"W  
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THE  
COUNTRY  
HOUSE  
DEPT.









## ABOUT THIS HOUSE



The Malt House is an attractive, south facing, property situated in a secluded location on the very edge of the hugely desirable village of Bisley. The rooms are all well-proportioned and having been restored sympathetically, retaining many architectural original period features, whilst introducing a huge amount of space and light.

The gardens have been very well designed with care and attention. There are numerous, well-established flower beds, full of colour and all set in a wonderfully private and secluded situation behind high Cotswold stone walls.







## HIGHLIGHTS INCLUDE

- The kitchen/breakfast room has an abundance of light with tri-fold doors that open onto a terrace, which is perfect for outside entertaining.
- The three bedrooms, two bath/shower rooms provide spacious accommodation on the first floor.
- The sitting room is a wonderful room, with a wood burning stove and a view into the garden.
- The house has a natural blend of modern spaces with a compelling mix of light, yet retaining much of the period charm and character.
- The gardens, which have been beautifully landscaped, are a haven of peace and tranquillity.
- A garage and gravel driveway provide ample parking all set behind electric wooden gates.
- The surrounding countryside is breath-taking and is perfect for those who enjoy walking, riding, running and cycling.









## THE FINER DETAILS



### BEDROOMS

3

### RECEPTION ROOMS

2

### BATH/SHOWER ROOMS

2

### GARAGE

1



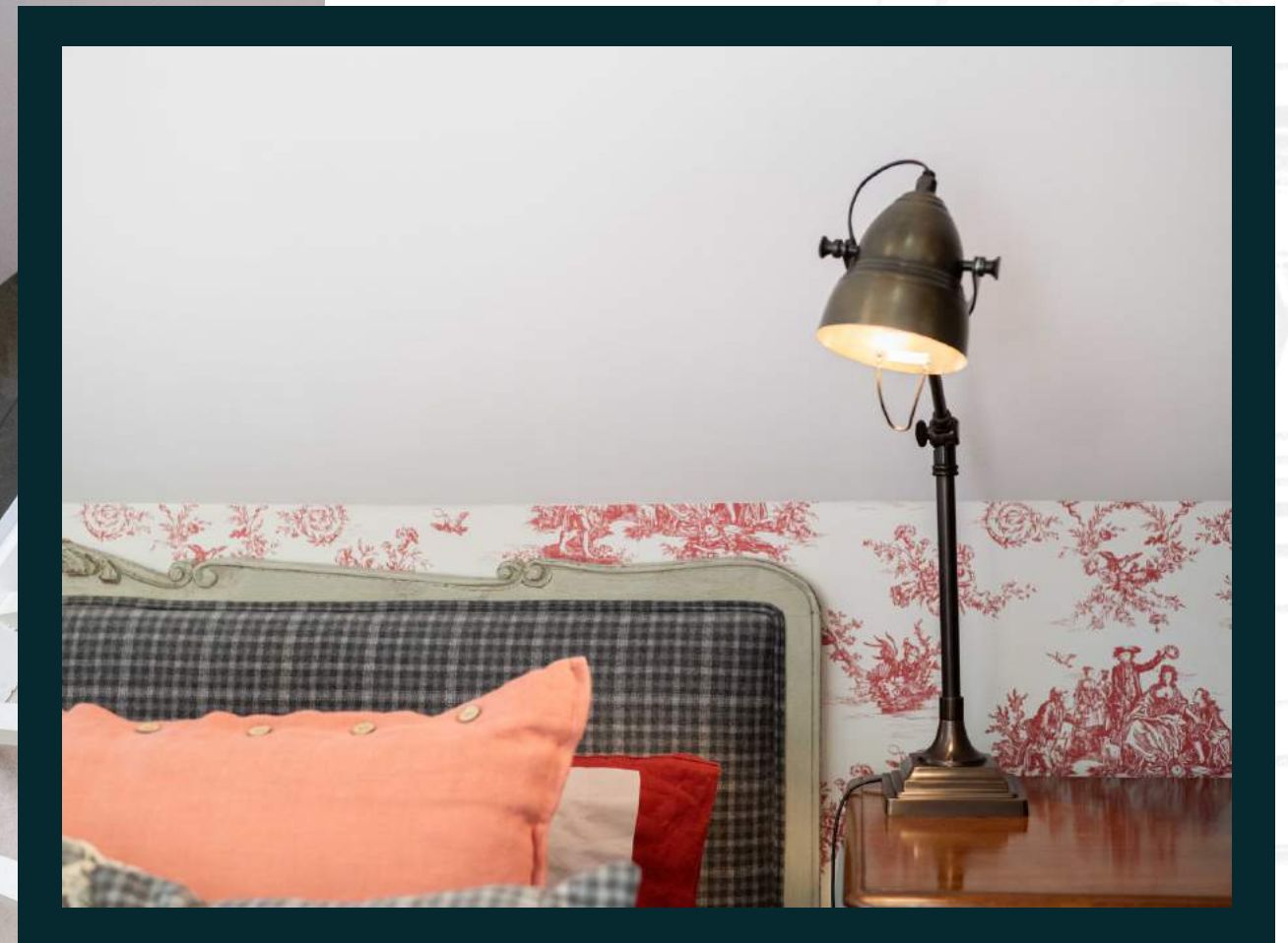








## THE FINER DETAILS



### CO-ORDINATES

51°45'03"N , 002°08'20"W

### SERVICES

Mains water, electricity and drainage  
Gas fired central heating

**EPC**  
E

**COUNCIL TAX**  
Band F

**LOCAL AUTHORITY**  
Stroud District Council















## ABOUT THIS AREA

**T**he Malt House is situated in the picturesque village of Bisley, which lies to the northwest of Cirencester, amidst some of the Cotswolds most attractive and unspoilt countryside. Bisley is a particularly classic village characterised by pretty period cottages and houses, with a post office, shop, and a church.

Cirencester, which is deservedly known as ‘The capital of the Cotswolds’ and approximately 10 miles away, is a historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. Shopping in Cirencester is highly regarded, and off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. Cheltenham is the main regional centre. The town is noted for its shops as well as the Literary Festival and other cultural activities and amenities and of course National Hunt racing at Cheltenham Racecourse.

In Stroud, you will find an wide-ranging mix of cafes and shops and one of the best Farmers’ Markets in the country. Set against the beautiful backdrop of the Five Valleys, the town is nestled in a backdrop of dramatic Cotswold countryside. Most of the shops are owned by independent proprietors where you will find something for everyone from fresh bread and cakes to specialist wines, fine quality meats and cheese.

Stroud thrived on its woollen mills in the Industrial Revolution but is now the centre for the creative industries with writers and artists and the host of numerous festivals throughout the year.















## ABOUT THIS AREA

**G**loucestershire is renowned for its excellent selection of schools. Local private schools include Cheltenham College, Cheltenham Ladies College, Beaudesert Park, Kings School, Wycliffe College, Rendcomb, and Westonbirt. Additionally, there are a number of local state schools including three highly regarded Grammar Schools, Stroud High and Marling School in Stroud, and Pate's Grammar School in Cheltenham.

Communication links are excellent: there is a fast and regular Great Western Train service from Kemble to London Paddington which takes approximately 75 minutes with stops at, Swindon, Didcot and Reading. Additionally there is a service from Swindon to London Paddington which takes approximately 55 minutes with stops at Didcot and Reading. Road communications via the A417/419 dual carriageway offer good access to Junction 15 (M4) at Swindon and Junction 11a (M5) at Gloucester, making the main centres of Bath, Bristol, Cheltenham, Gloucester, Oxford and Birmingham within easy daily commuting distance. Heathrow, Bristol, Birmingham, Gloucester airports are all within easy reach.



### TOWNS & TRAIN STATIONS

Sapperton 3.5 miles  
Stroud 4.3 miles  
Cirencester 10 miles  
Frampton Mansell 6.3 miles  
Tetbury 11 miles  
Cheltenham 13.4 miles  
Kemble Train Station 11.3 miles  
London Paddington from 75 mins

### LOCAL

The Bear Inn, Bisley  
Stirrup Cup, Bisley  
The Bell, Sapperton  
The Crown Inn, Frampton Mansell  
Jolly Nice Farm shop & Kitchen, Frampton Mansell















# FLOORPLAN



**Total - 202.3 sq m / 2,185 sq ft | House - 153.4 sq m / 1652 sq ft**  
**Outbuildings - 15.3 sq m / 165sq ft | Garage - 23.5 sq m / 253 sq ft**

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## AREA GUIDE

# South Cotswolds

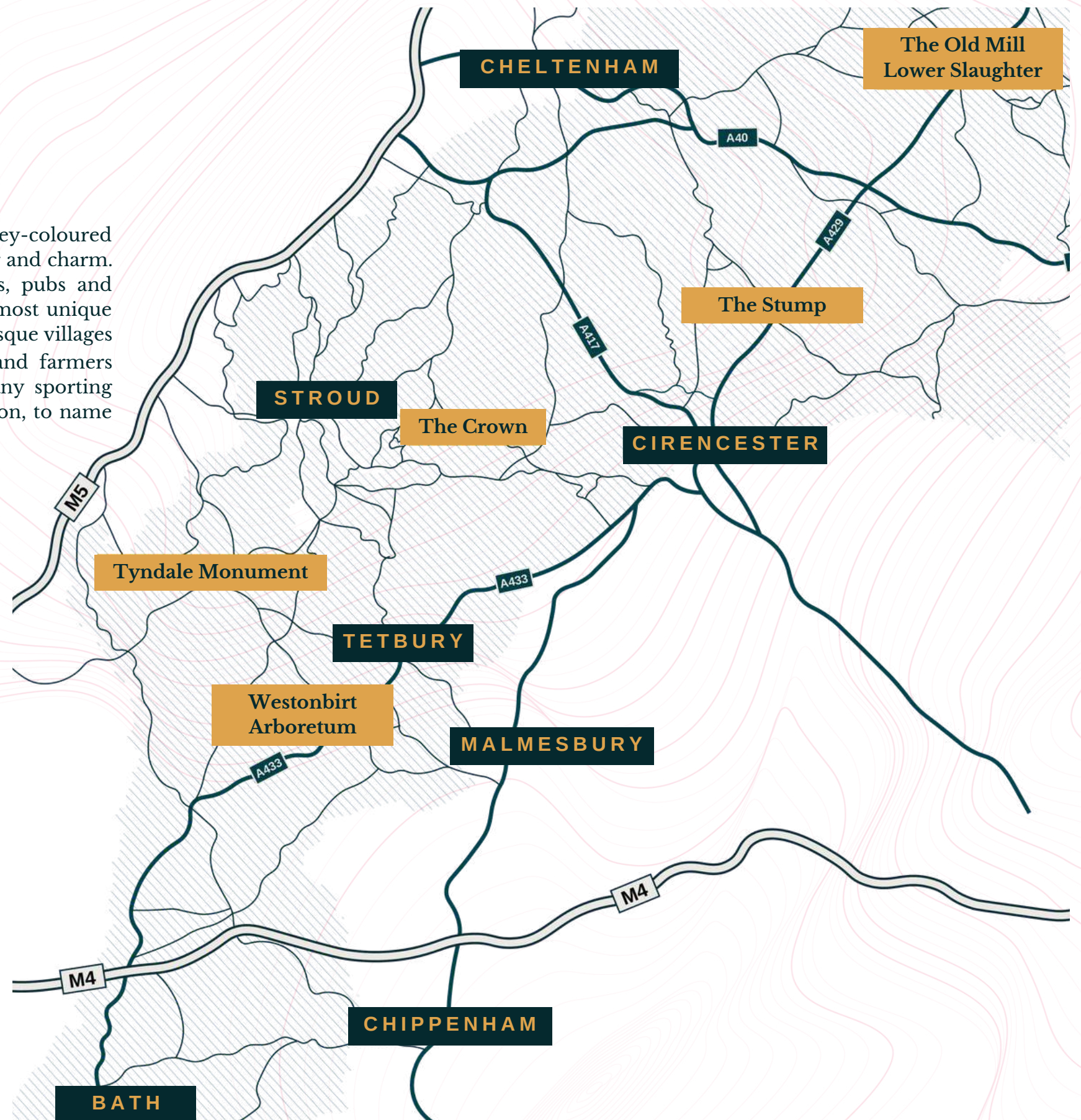
**F**amous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages – with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

**WALKING** **The Cotswold Way**  
The Cotswold Way takes you through honey-coloured villages, pass stately homes, ancient battle sites and beautiful churches, all whilst being treated to some of the most amazing views in England.

**EATING OUT** **William's Kitchen**  
A multi-award-winning seafood restaurant, fishmonger, delicatessen, and caterer in the heart of Nailsworth, Gloucestershire.

**EVENT** **The Cheltenham Festival**  
A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

**DAY OUT** **Westonbirt Arboretum**  
The most important national arboretum in the country which is home to over 2,500 different species of trees. Westonbirt is the perfect place for you to escape, relax or have an adventure and best known for its spectacular display of autumn colour.







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51°42'58.9"N 1°12'54.6"W