

# Dove Farmhouse

**Region:** The South West   **Sleeps:** 9

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## Overview

Nestled in the Cotswold countryside, within ten private acres lies the Grade II listed Dove Farmhouse. Tasteful and humble, the Farmhouse is built from the iconic Cotswold Stone and includes exposed beams and flagstone flooring. The house has a calm and welcoming atmosphere with plenty of activities to enjoy onsite, whilst still being just a 15 minutes drive to the popular market town Cirencester.

Guests can expect to find the perfect home away from home, with a charming and comfortable interior. The ground floor is adorned with an impressive inglenook fireplace with a large cream enamel Jotul wood burning stove, honey oak staircase, exposed wooden beams and an oil-fired Aga. Helping to provide the quintessential country getaway!

The farmhouse kitchen has wooden cabinetry, black granite top surfaces, a double Belfast Sink and offers a tiled flooring throughout – perfect for whipping up a feast. The room has views towards both the front and rear of the gardens making the space bright. It also offers access to the timber-framed conservatory, a flexible light room used as a playroom for children. Doors open directly onto the stone terrace that beautifully wraps around the rear of the property. The south-easterly facing terrace is the spot to enjoy a BBQ with friends.

The cosy sitting room boasting a smart TV, comfy seating and wood burning stove is lovely in the winter months. The entrance hall and study with mezzanine are also located at the north end of the house.

The first floor consists of the master bedroom with a king-size bed, dressing room and en-suite bathroom. Two further bedrooms, one double and one twin, are also



available. The bedrooms share a family bathroom with a shower.

There is a loft on the second floor, providing two beautifully decorated bedrooms. Each with a remarkable vaulted ceiling and zip link beds which can either one king-size or two single beds. These rooms share a family bathroom with a bathtub and handheld shower.

Outside, guests have plenty of space to unwind in the spacious garden with comfy outdoor furniture, a paddock, ample lawn, mature trees and flowers.

Many visitors are attracted by the graceful atmosphere and significant associations of the area. The Farmhouse is located a short distance from Kemble and between Cirencester and Rodmarton.

Cirencester provides an excellent range of shops and numerous fine pubs and restaurants. Shopaholics will love a visit to the historic town of Tetbury with its abundance of boutiques and antique shops.

The immediate countryside is lovely, providing a rich mix of activities, marvellous walks and cycling opportunities in Cirencester Park. Other nearby attractions include Cheltenham Horse racing, water sports at Cotswold Water Park, and many historic towns such as Bath, Salisbury, Newbury are waiting to be explored.

## Facilities

Watersports • Ideal for Parties • Walking/Hiking Paths • Wine Tasting • Recommended • Exclusive • Wi-Fi/Internet • Horse Riding • Canoeing/Kayaking • Historical Sites • Cycling • Sailing • Indoor Games • Easy By Train • Laptop Friendly Workspace • Cots (Cribs) • Manor • DVD • Modern • Animal farm • Caves/Pre-historic site • Kid-friendly excursions • Water park • Children's videos/DVDs • Children's books • Trampoline • Slide • Climbing frame • Ideal for Babies & Toddlers • Ideal for Kids • Footballs • Pets on Request • <1hr to Airport • AGA • Smart TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Dove Farmhouse

### *Ground Floor*

- Entrance Hall with wood burner
- Kitchen/Breakfast Room
- Conservatory
- Sitting Room with wood burner
- Study with laptop friendly workspace
- Boot Room
- Cloakroom

### *First Floor*

- Master bedroom with dressing room and en suite bathroom
- Bedroom 2 with two single beds
- Bedroom 3 with double bed
- Family Bathroom with shower and WC

### *Second Floor*

- Bedroom 4 with two single zip and link beds/1 super king
- Bedroom 5 with two single zip and link beds/1 super king
- Bathroom with bathtub and WC

### *Outside Grounds*

- Mature lawned garden
- Terrace with seating and BBQ area
- Trampoline
- Children's climbing frame, slide and swing
- Parking for 5 cars available

### **Amenities**

- Wi-Fi internet access
- Aga
- Microwave
- Toaster
- Kettle
- Radio
- Smart TV
- Washing Machine
- Dryer
- BBQ





## Location & Local Information

Located in Rodmarton, Gloucestershire the Farmhouse is a short distance from Kemble and just 15 minutes drive to the famous market town of Cirencester.

The market town of Cirencester is often referred to as the capital of the Cotswolds, lying in the heart of this beautiful and quintessential English region. Locals refer to Cirencester as a hidden gem.

For keen shoppers, there is a variety of excellent independent boutique shops. At the same time, the bustling marketplace is undoubtedly the very heart of the town – (Farmer's Markets take place every 2nd and 4th Saturday of the month!) There is plenty of historical attractions, with the fascinating Corinium Museum, where visitors can learn all about the archaeology of the Cotswolds and the nearby Roman Amphitheatre, which is just a short stroll from the town centre.

For foodies, Cirencester offers a fantastic selection of venues whether visitors are searching for afternoon tea, a three-course meal or just a drink with friends! For excellent gastropubs, The Bell at Sapperton, Trouble House Inn, Potting Shed and Village Pub Barnsley are within easy distance. For fine dining, try Barnsley House, Calcot Manor or The Rectory.

The fine house and garden at Rodmarton is also a lovely day trip with Prince Charles' Highgrove, Westonbirt (Arboretum and Beaufort Polo Club) and Bibury, not much further.

Further afield, Bath, Bristol and Cheltenham are all within an hour's drive with a wide range of shops along with the theatre and cinema. The renowned for the annual cricket, jazz, literary, science and food festivals, not to mention the racing.

For excellent gastropubs, The Bell at Sapperton, Trouble House Inn, Potting Shed and Village Pub Barnsley are within 10 mins drive. For fine dining, try Barnsley House, Calcot Manor or The Rectory.



## Local Amenities

Nearest Airport	Cotwold Airport (900 m)
Nearest Airport	Bristol Airport (67 km)
Nearest Bar/Pub	The Bell at Sapperton (9.8 km)
Nearest Beach	Cotswold Country Park Beach (9 km)
Nearest Golf	Cirencester Golf Club (9 km)
Nearest Restaurant	The Potting Shed at Crudwell (12.4 km)
Nearest Restaurant	The Wild Duck at Ewen (6.2 km)
Nearest Restaurant	The Trouble House (6.7 km)
Nearest Restaurant	Calcot Manor at Tetbury (15.5 km)
Nearest Restaurant	Whatley Manor at Easton Grey (18.2 km)
Nearest Supermarket	Waitrose & Partners Malmesbury (16)
Nearest Tennis	Cirencester Tennis Club (9 km)
Nearest Town/City	Kemble (3.4 km)
Nearest Town/City	Stroud (18 km)
Nearest Town/City	Cheltenham (37 km)
Nearest Train Station	Kemble (3.2 km)
Nearest Village	Cirencester (11 km)
Nearest Village	Tetbury (10 km)

## What we love

- No matter the weather, Dove Farmhouse makes a great base to explore the Cotswolds - Whether you are going to the horse races at Cheltenham, learning about the local history of Bath or exploring the beautiful Cirencester Park there is so much to discover
- The Farmhouse has been lovingly updated and today offers guests all the mod cons while still possessing plenty of original charm
- Wonderful location - perfect for those wanting to explore the Cotswold region and all that it has to offer

## What you should know...

- The property is located within close proximity to a Cotswold Airport. However, guests have complete privacy at the Farmhouse
- Occasional road noises may be heard in the garden from the nearby road

# Terms & Conditions

- **Security deposit:** £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** On request prior to booking ONLY with the owner. If accepted, a pet supplement of £50 will apply. Please state the breed of dog at the time of booking. Strictly only 1 dog allowed at the property.
- **Changeover day:** Friday
- **End of stay cleaning available?:** On request prior to booking ONLY with the owner. If accepted, a pet supplement of £50 will apply. Please state the breed of dog at the time of booking. Strictly only 1 dog allowed at the property.
- **Smoking Allowed?:** No smoking allowed
- **Minimum stay:** 7 nights
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Yes, included in the rental price
- **Stag & Hen Do Allowed? :** No stag/hen do's or single sex parties allowed