

# HIGHFIELD HOUSE

Ewen, Cirencester GL7 6BU



**MOORE ALLEN**  
& INNOCENT

# HIGHFIELD HOUSE

£700,000

Ewen

Cirencester

GL7 6BU

A wonderful family home - this detached house is set in the heart of this very desirable Cotswold village and enjoys open views. The spacious extended accommodation is arranged over three floors providing great flexibility.

Set back behind a Cotswold stone wall a gated entrance leads on to the large block paved driveway providing ample parking in addition to the generous double garage. To the front an established planted border and path to the entrance. The porch provides useful storage and opens into the hallway with staircase to the first floor and a storage cupboard beneath.

The spacious sitting room benefits from a dual aspect, the focal point being the open fireplace. Patio doors to the rear open out into the garden. The second reception room is well-proportioned and also enjoys a light feel as does the entire house, enhanced by the neutral decoration. Currently used as a formal dining room but would make an ideal family room. The adjoining kitchen/breakfast room easily accommodates a dining table and is fitted with a wide range of solid oak fronted wall and base units complemented by light grey laminate worktops and a ceramic tiled floor. There is plumbing for dishwasher and a freestanding electric range master oven with matching splashback and extractor.

Completing the ground floor, a third reception room creating the ideal home office or playroom, a cloakroom and utility room with fitted units, sink and plumbing for a washing machine.

To the first floor, a galleried landing adds to the overall feeling of space. Master bedroom suite with bespoke fitted storage and en-suite bathroom including a separate shower. There are a further four double bedrooms all with built-in wardrobes and a family bathroom of three piece white suite and a separate shower.



A formal staircase leads to the second floor, also benefitting from a galleried landing with velux roof light. There are two double bedrooms with eaves storage, and in the middle a shower room with w/c and basin.

The rear garden enjoys a private sheltered aspect. Steps lead up from the paved patio to a lawned garden with mature shrubs and a further paved patio, perfect for outside dining, catching the evening sunlight. There is also a timber shed.

## Property Information

### SERVICES

We are advised that mains electricity, water and drainage are connected to the property. With an electric floor and ceiling heating system. EPC Band 'E'

### OUTGOINGS

Council Tax Band 'G' 2019/20 charges £2,???

### LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

### TENURE

Freehold offering vacant possession upon completion.

### LOCATION

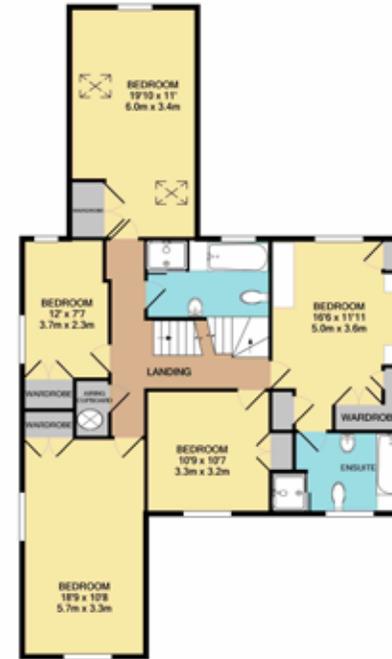
Located within this most popular Cotswold village, neighbouring open countryside. Ewen is located 3 miles south of Cirencester, a characterful village consisting of mainly period cottages surrounded by open countryside and home to the renowned gastro pub 'The Wild Duck'. With excellent communication links to the M4/M5 accessed at Swindon and Gloucester and the great benefit of the mainline railway at Kemble.

Cirencester c.3 miles, Swindon c.16 miles, Cheltenham c.22 miles, Malmesbury c.8 miles, Bristol c.27 miles, M4 Junction 16 c.13 miles. M5 Junction 11a c.23 miles. Railway stations at Kemble Railway Station c.1.5 miles.

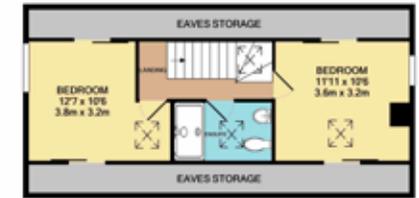




Ground Floor  
Approx Floor Area  
118.1 SQ.M (1271 SQ.FT.)



First Floor  
Approx Floor Area  
105.0 SQ.M (1130 SQ.FT.)



Second Floor  
Approx Floor Area  
49.5 SQ.M (533 SQ.FT.)

Total Approx Floor Area 272.6 SQ.M (2935 SQ.FT.)



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**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

