

# Ready Token House, Nr Bibury, Gloucestershire

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An impressive and beautifully refurbished Cotswold stone country house with a separate cottage, indoor swimming pool and nearly 60 acres.

### Summary of accommodation

#### Main House

Entrance hall | Drawing room | Dining room | Sitting room

Study | Kitchen/Breakfast room | Pantry | Boot room

Utility | Cellar

Principal bedroom suite

Three further bedrooms with three bathrooms

Second floor bedroom and bathroom

#### Cottage

Kitchen | Sitting room/dining room | Bathroom

Two bedrooms

#### Outbuildings

Stable block | Four car garaging

Indoor air-conditioned swimming pool | Gym

There is planning for a tennis court

#### Garden and Grounds

Kitchen garden and greenhouse | Orchard | Field Shelter

Stone outbuilding | Lake | Parkland and pasture

**For sale Freehold**

**In all about 57.5 acres available**



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## Situation

Ready Token House is situated close to the unspoilt Cotswold village of Ready Token. The main shopping hub for Ready Token House is Cirencester. Cirencester is an 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. More extensive shopping and cultural facilities are provided at Cheltenham, Oxford and Swindon, all of which are within easy reach. Ready Token is well served by good access to the A417/A419 at Cirencester, which provides excellent links to the M4 and M5 motorways. Kemble and Swindon stations provide regular inter-city train links to London Paddington.

## Sport and Leisure

There are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Hunting is with the VWH and polo played regularly at Cirencester Park. Water sports at the Cotswold Water Park, golf at South Cerney, Swindon and Cirencester. Racing at Cheltenham and Newbury. Theatres at Oxford, Cheltenham and Bath.

## Schools

There is a good choice of nursery and primary schools in and around Cirencester. The area is noted for both its private and state schools. The former include Hatherop Castle which is just a short drive from the house, Rendcomb College, Beaudesert Park, Westonbirt, Cheltenham Ladies and Cheltenham College.

## Distances

Bibury 3 miles, Cirencester 6 miles, Cotswold Airport 11 miles, Cheltenham 17 miles, Swindon 17 miles, Oxford 35 miles, Kemble (mainline station to London Paddington in 80 minutes) 11 miles, M4 (J.15) 15 miles.

(Distances and times approximate)



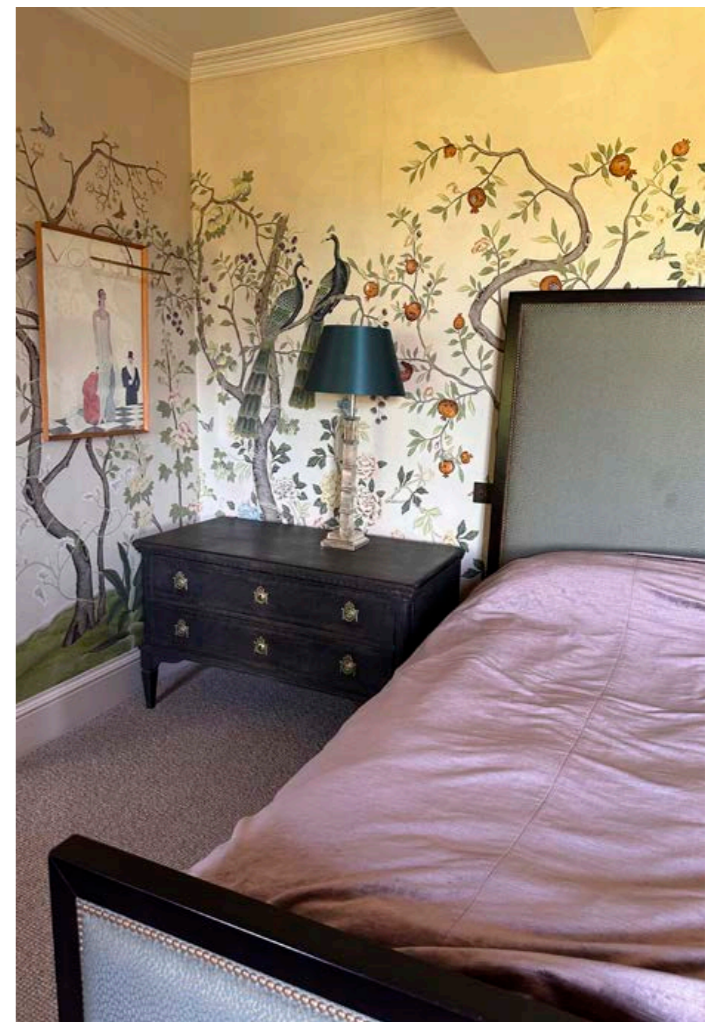
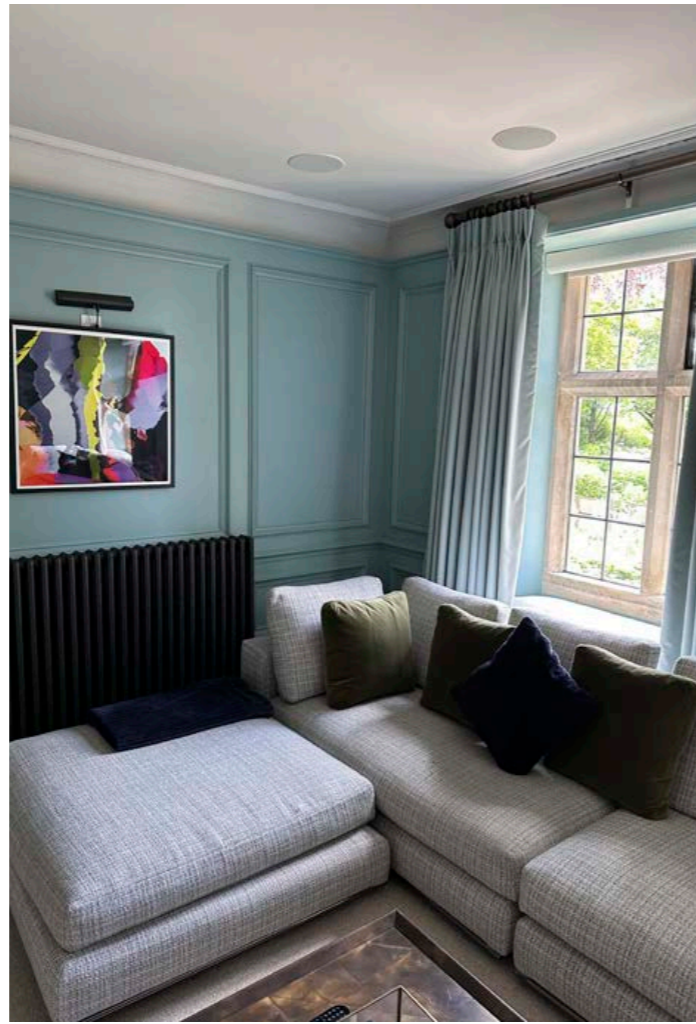
## Ready Token House

Ready Token House is a handsome Cotswold stone property dating back to the 17th Century. The entire property has been subject to an extensive but sympathetic renovation programme which has been orchestrated by the renowned architects Yiangou. The house now offers well laid out family accommodation finished to an exacting standard throughout.

The ground floor offers generous and light entertaining spaces ideal for every day living or larger scale entertaining when required. The kitchen/breakfast room has been completely redesigned and includes modern appliances and a bespoke kitchen. A central island makes this a sociable space and a stable door leads directly into the formal area of the garden and gives access to a sunny south facing terrace.

On the first floor a spacious landing leads to an impressive principal Bedroom suite with stunning views over the gardens and direct access to a beautifully finished bathroom and dressing room with fitted wardrobes. This floor also has three further double bedrooms and three bathrooms and benefits from the same high ceilings seen on the ground floor. All the bedrooms face onto the garden, providing a delightful outlook with far-reaching southerly views. The second floor has another bedroom and bathroom and direct access to the loft space which makes for useful storage.

Ready Token House sits in a wonderful position with views over the landscaped gardens and onto its own land. There is a stable block including a large storage barn and a further addition has been a recently constructed garage comprised of four bays.



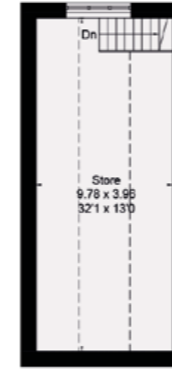
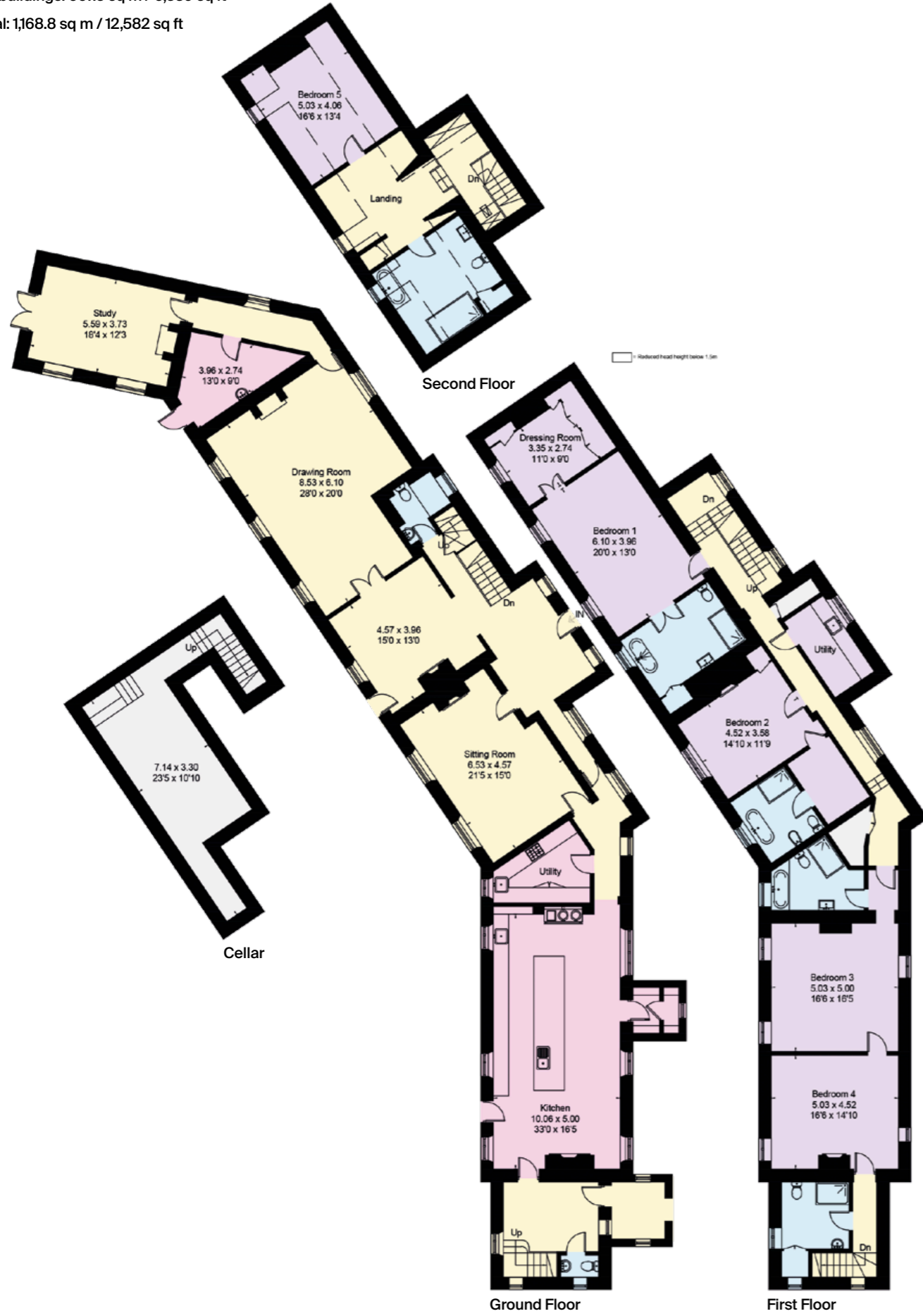
Approximate Gross Internal Floor Area

Main House: 530 sq m / 5,715 sq ft

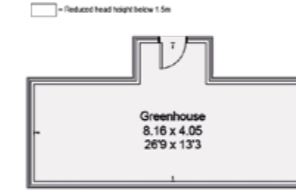
Limited Use Area: 30.4 sq m / 328 sq ft

Outbuildings: 607.5 sq m / 6,539 sq ft

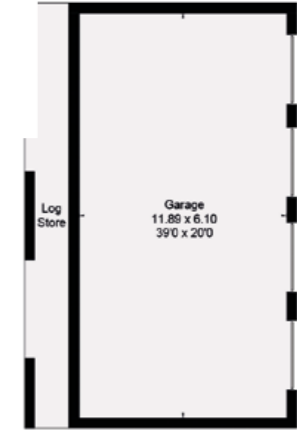
Total: 1,168.8 sq m / 12,582 sq ft



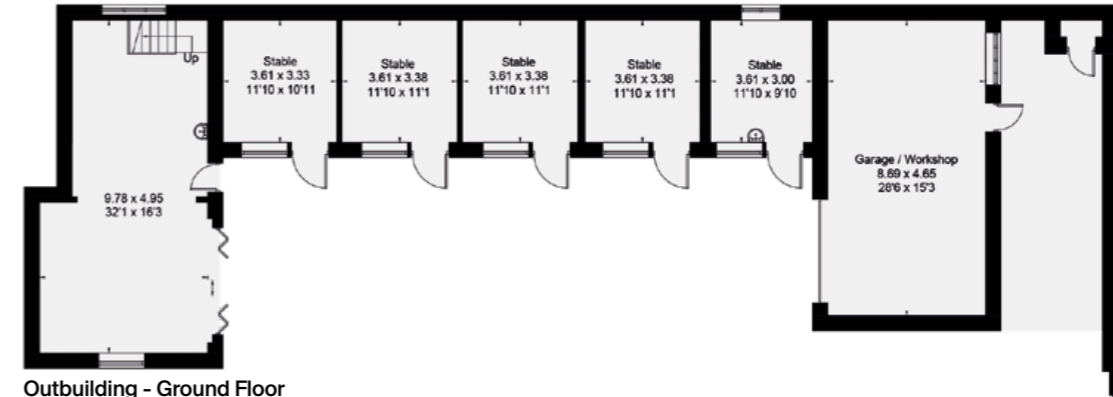
Outbuilding - First Floor



(Not Shown In Actual Location / Orientation)

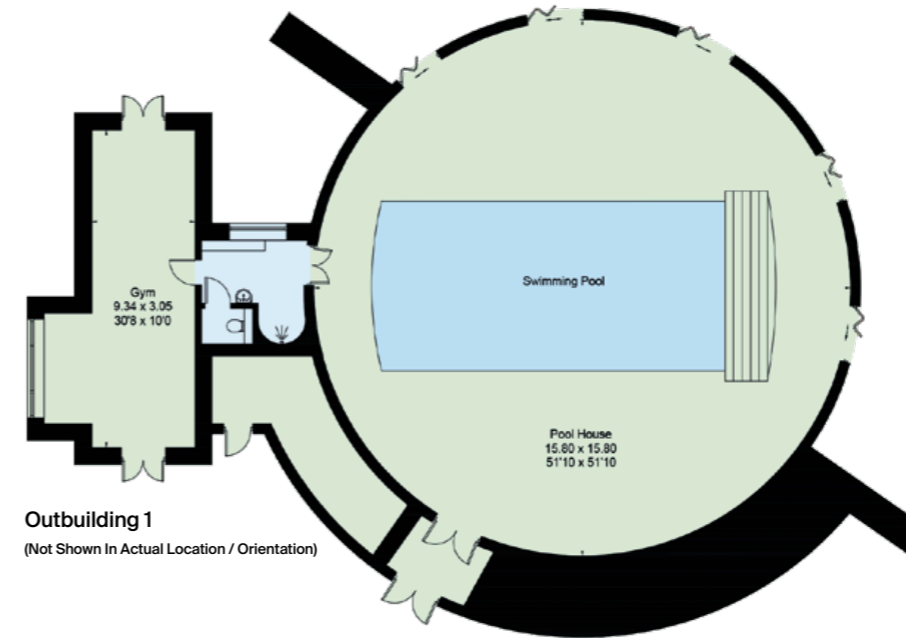


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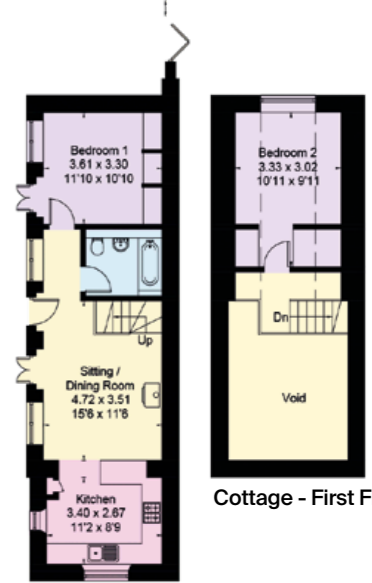
Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



Outbuilding 1

(Not Shown In Actual Location / Orientation)

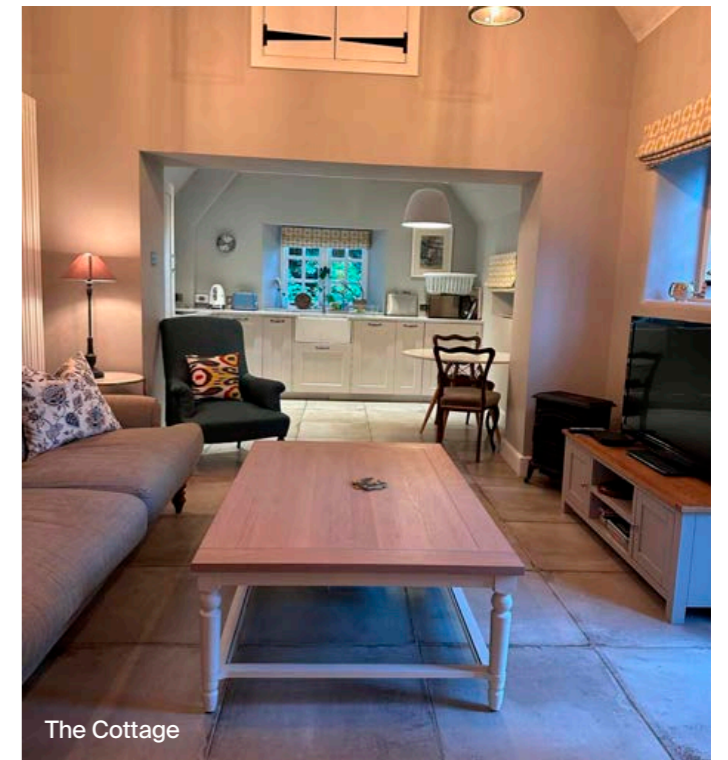
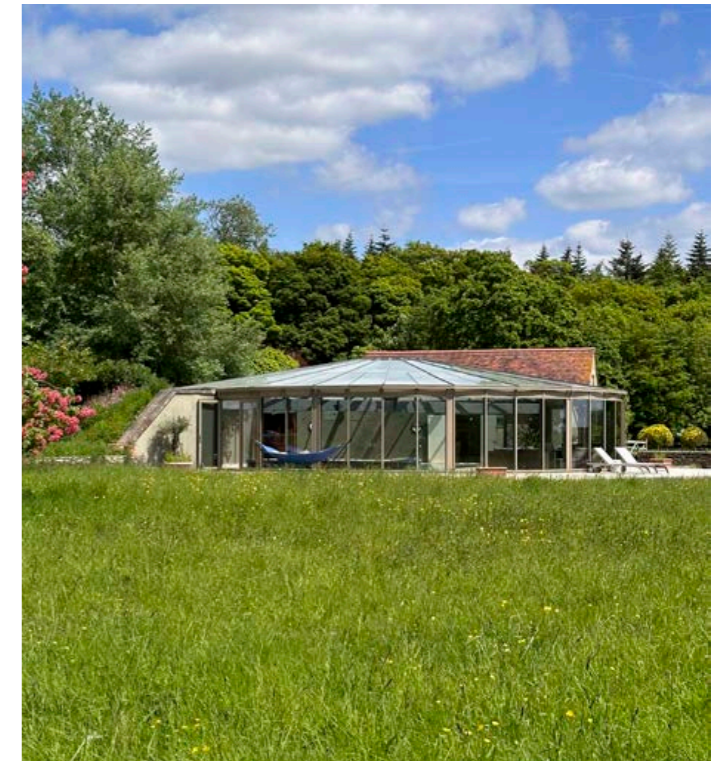
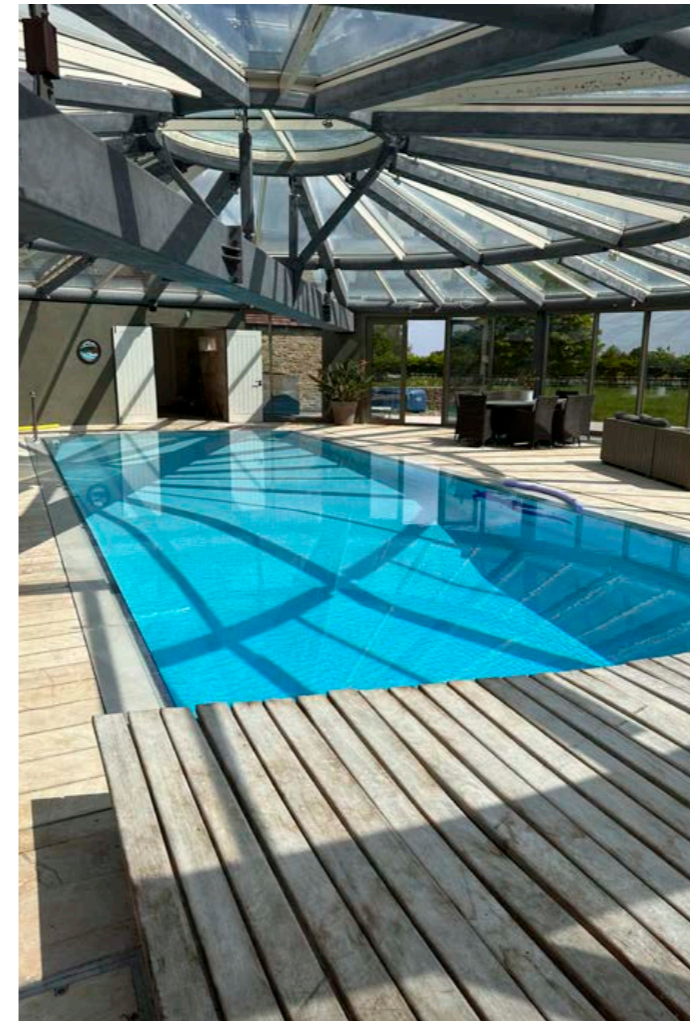
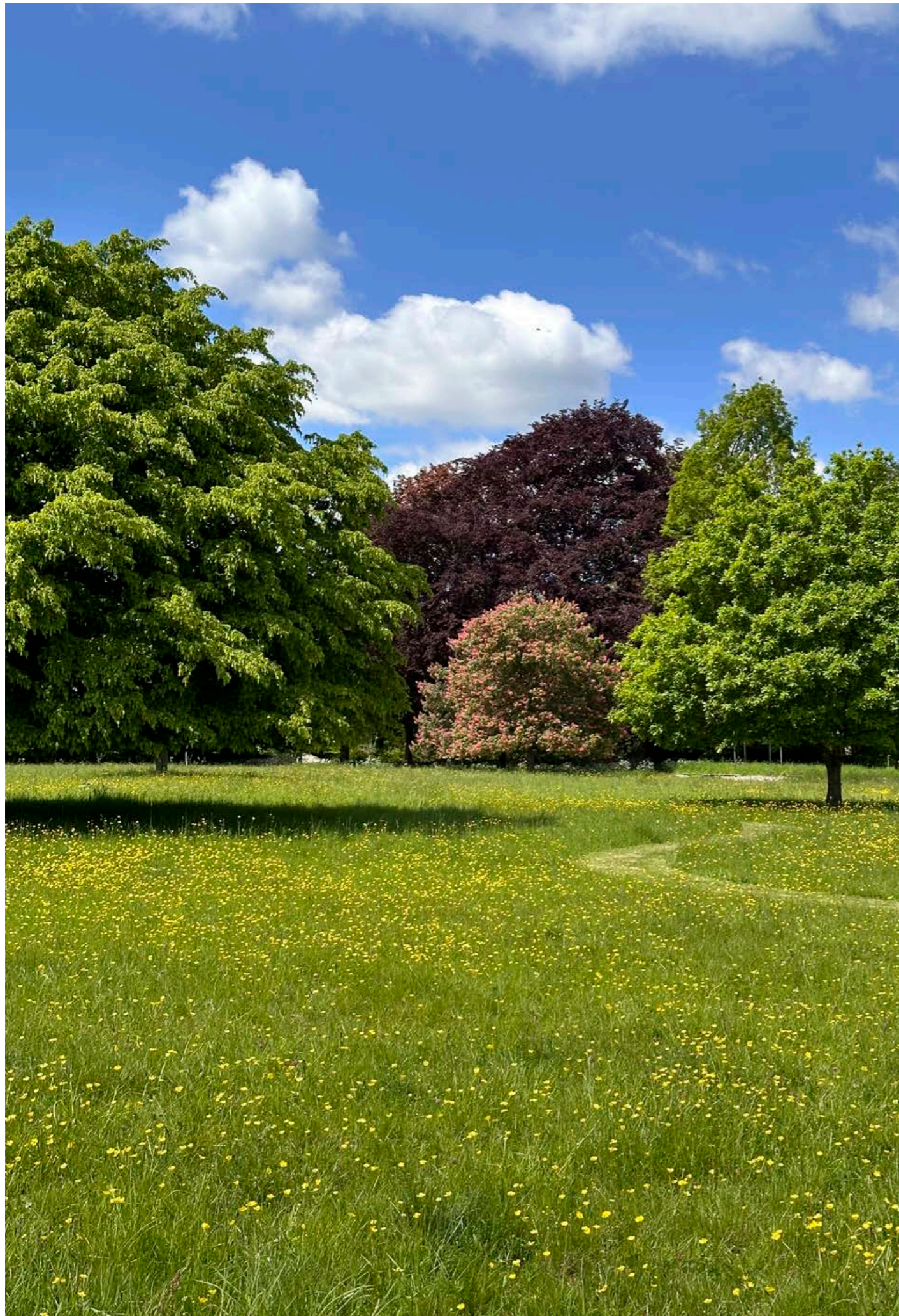


Cottage - First Floor

Cottage - Ground Floor

(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



The Cottage

## The Cottage

The Cottage provides ancillary accommodation and includes its own walled garden and private parking for several cars with its own access. Internally there are two bedrooms and a well finished sitting room and kitchen.

Also within the grounds is impressive air-conditioned indoor swimming pool which comes complete with doors to the garden and far-reaching views. This area has changing rooms, showers and a gym area.



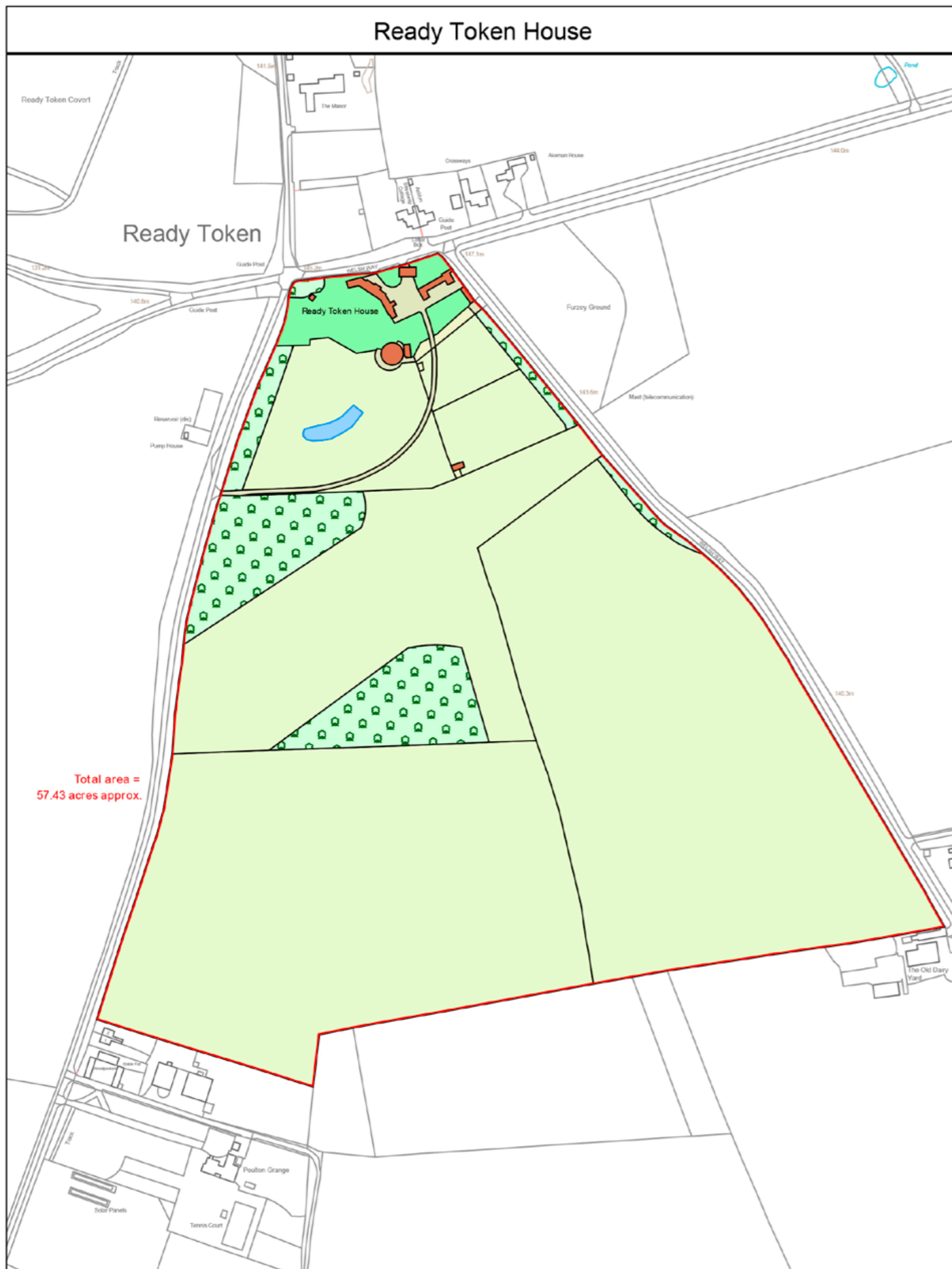
## Garden and Grounds

As with the house, the gardens have also been subject to a complete refurbishment and redesign programme. This award-winning garden includes cleverly planted borders, lawned areas, kitchen garden and mature trees. Although much of this garden is recent, the entire area has settled seamlessly into the historic setting. Beyond the lawn is a Ha-Ha, which gives a natural divide between the gardens and the land. A small footbridge across gives access to a wildflower meadow and lake. The entire garden has commanding views of the surrounding countryside and can be enjoyed from almost every angle of the garden. The borders surrounding the terrace have been generously planted and have created the perfect outdoor entertaining space which, due to its south facing orientation, is a real sun trap for much of the day. To the side of Ready Token House is a secluded pond garden with a Roman well and well house.

In part of the garden, the vendor introduced an altogether gentler style of rewilding, creating the perfect habitat for a host of native wildflowers and a range of small creatures – many endangered – in particular butterflies.

## The Land

Ready Token House has fields running away to the south of the house. They provide excellent amenity and grazing for livestock. The land includes a combination of lovely mature trees and young plantations. There is room for an arena or ménage (subject to consent) and in one corner is a stone field shelter with water connected, two bays and a concrete floor. The land ensures that the house and gardens have protection over their outlook, views and privacy.



## Property Information

**Tenure:** Freehold.

**Services:** The house and cottage are on mains water, mains electricity and private drainage. Oil fired central heating. Telephone and Broadband connected.

**Local authority:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel: (01285) 623000.

**Council Tax Band:** H

**Energy Performance Certificate Rating:** Band E

**What3Words:** ///logs.unfounded.bravest

**Postcode:** GL7 5SX

**Directions:** Leave Cirencester on the Barnsley/Burford road. After about a mile from the traffic lights with the Fosse, and in a dip, turn right towards Quenington. Ready Token House is exactly 3 miles along this road on the right-hand side.

**Viewings:** All viewings must be made strictly by appointment only through the vendor's joint sole selling agents Knight Frank LLP and Blue Book Agency.

**Knight Frank LLP**  
Plan Preparation  
2 Lower Woodspen Court,  
Lambourne Road,  
Newbury RG20 8BL



Date: 19.09.23  
Drawn By: CW  
Scale: 1:4000 @ A4  
Plan Ref:

Title: **Ready Token House**

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(e) [planprep@knightfrank.com](mailto:planprep@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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