



THE SCHOOL HOUSE

Baunton, Cirencester, Gloucestershire



THE SCHOOL HOUSE, BAUNTON

Unmodernised detached former schoolhouse set in private gardens with parking, in this popular village on the edge of Cirencester with views over meadows, woodland, and the village church.

   EPC
2 1 5 G

Local Authority: Cotswold District Council Council Tax band: F Tenure: Freehold

Services: Mains electricity and water. Shared septic system. Storage heaters currently provide heating.

Distances: Cirencester 2 miles | Cheltenham 14.4 miles | Stroud 14.2 miles | Stow-on-the-Wold 14.2 miles | Malmesbury 16 miles | Swindon 20 miles (all distances are approximate).

Directions: What3Words: [///stickymailings/decisive](https://www.what3words.com/#!/stickymailings/decisive)

Guide Price: £ 600,000

THE PROPERTY

A rare opportunity to acquire a unique, unmodernised former schoolhouse, bursting with historic character and timeless charm. Constructed from the Cotswold stone, this delightful property offers a one-of-a-kind living space brimming with potential. The School House dates back to 1849, and has been in the same family for 58 years, after it closed as the village school.

The School House features a traditional Cotswold stone-tiled roof and original leaded windows, retaining all the authenticity of its original 19th-century construction. Inside, you will find the spacious old school room, once a bustling classroom, with a galleried area over, stone walls, and historical fireplaces. To the side of the old school room is the dining room of the original school teacher's house. Leading off this are the south facing living room and extensions comprising a kitchen, a sun room and an entrance lobby with an adjacent WC. Off the old school room is an area due to be turned into a downstairs bedroom suite with external access, plumbing would need to be added still. Upstairs are two bedrooms and a bathroom.

Ideal for buyers passionate about period properties, this building provides an exceptional canvas and already has a good flow and well-proportioned accommodation to create a bespoke Cotswold home or unique weekend/holiday retreat in one of England's most picturesque regions.





SITUATION

Situated in the charming village of Baunton, on the edge of Cirencester, along the River Churn, this property enjoys a tranquil setting with convenient access to the vibrant market town of Cirencester. Baunton comprises a picturesque hamlet of characterful homes, surrounded by glorious countryside offering exceptional walking and riding opportunities directly from the doorstep. With bridle path access just half a mile away, to Cirencester Park, it's possible to ride for hours without crossing a single road. Cirencester, the capital of the Cotswolds, is a thriving market town. It offers a wide range of amenities, including a hospital, a modern leisure centre, several supermarkets (including a large Waitrose), and an array of independent shops, boutiques, pubs, and restaurants.

Cheltenham lies just a short drive to the north and is renowned for its excellent shopping, dining, and vibrant cultural scene. It also hosts world-class literary, jazz, food festivals, and the famous Cheltenham Races.

There are plenty of good schooling options in the area, including independents such as Beaudesert Park, Westonbirt, Rendcomb College, and the Cheltenham Colleges,

There is easy access to major transport hubs, with the M4 and M5 motorways providing direct links to London, the Southwest, and the Midlands. Nearby mainline stations offer well-connected direct train services to London and beyond. International airports are also within easy reach. Sailing and water sports can be enjoyed at the nearby Cotswold Water Park. There are nearby golf courses in Bagendon, Minchinhampton, and Naunton.





GARDENS AND GROUNDS

Approaching from the centre of the village of Baunton, down a no-through lane, the property's driveway offers gravel parking for several cars.

To the front, the garden is bordered by a low wall and opens to the west, providing views over the meadow and woods beyond. To the rear is the original school toilet block, which has now been repurposed as storage.

The garden is very private, surrounded by hedges, and features a mix of trees and shrubs arranged in two tiers.



Baunton Cirencester

Gross Internal Area (Approx.)
Main House = 200 sq m / 2,152 sq ft
Outbuilding = 11 sq m / 118 sq ft
Total Area = 211 sq m / 2,270 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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