

GARDEN COTTAGE



GARDEN COTTAGE, CHEDWORTH, GL54 4AU

ENTRANCE HALL • KITCHEN/DINING ROOM • SITTING ROOM
CLOAKROOM • LAUNDRY ROOM • STUDY • PLAYROOM
3 BEDROOMS • 2 BATH/SHOWER ROOMS • SHED • GARDEN
TERRACE • PRIVATE DRIVEWAY

A SUPERB CONTEMPORARY COTSWOLD COTTAGE NESTLED IN THE HEART OF CHEDWORTH

DESCRIPTION

On entering this superb Country Cottage one is immediately struck by the attention to detail and exceptional craftsmanship. There is an abundance of space and light throughout the cottage which has been designed with modern living at its heart. Features such as oak-framed double glazed windows, underfloor heating and an integrated sound system blend with traditional materials creating an outstanding home.

The open plan kitchen dining room is a wonderful place for entertaining with light flooding in through the timber framed windows and the glass front door. Limestone floors and oak beams give this space a tremendous amount of character.

The sitting room with oak floorboards and beams is a delightful space with two oak framed windows allowing plenty of natural light and the super wood-burner gives this room great warmth in the cooler months.

A beautifully hand-crafted, oak staircase leads to the first floor with oak floorboards in all three bedrooms, a contemporary family bathroom and wonderful ceiling heights.

The master bedroom has a spacious en suite shower room. Both a further double bedroom with skylight and a single bedroom with south facing window share a connecting door to a study/playroom.

Outside, the stunning terrace overlooks the neighbouring fields and the care and attention which has been lavished on the garden is evident in the beautiful herbaceous borders, raised vegetable beds, stunning choice of trees and thoughtfully planned seating areas.

The garden is a peaceful haven of tranquillity.





GENERAL INFORMATION

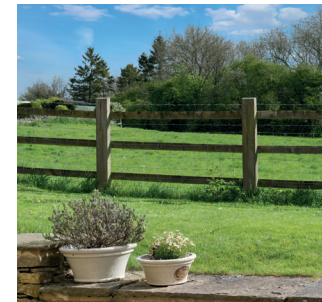
Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.
Underfloor heating throughout.

Postcode: GL54 4AU.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Local Authorities: Cotswold District
Council, Trinity Road, Cirencester,
Gloucestershire. 01285 643643
Council Tax Band E & EPC rating C.



LOCATION

Garden Cottage is located along a quiet country lane in the heart of the stunning Cotswold village of Chedworth. This thriving village community is home to a beautiful church, a popular pub, the highly-regarded St Andrews Church of England Primary School, a very handy and well stocked farm shop, and offers a wide range of clubs and societies.

Conveniently located, the property is close to both Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés and twice weekly markets. Sporting opportunities are abundant.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary,

jazz and food festivals, and of course horse racing.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools as well as a wide of impressive private schools.

CIRENCESTER 8 MILES

CHELTENHAM 11 MILES

KEMBLE STATION 14 MILES

(LONDON PADDINGTON 75 MINS)

SWINDON 24 MILES

M4 (JUNCTION 15) 26 MILES

All distances and times are approximate



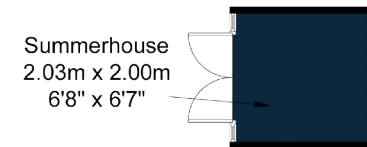
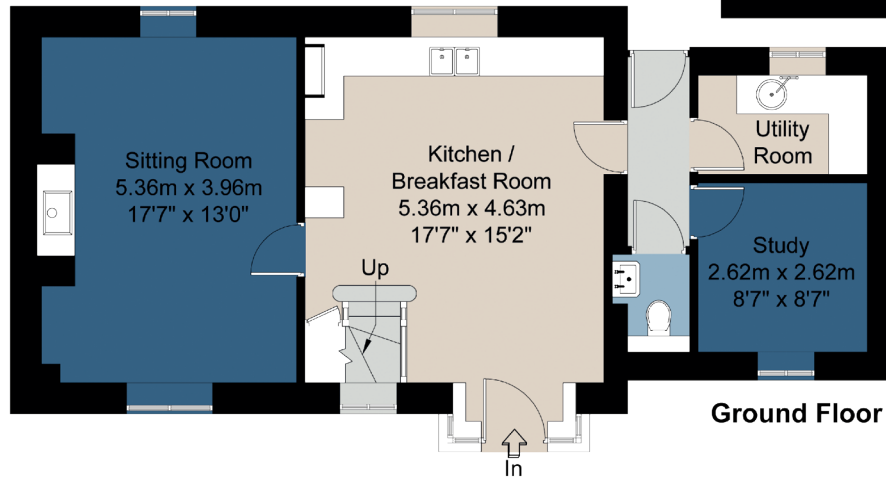
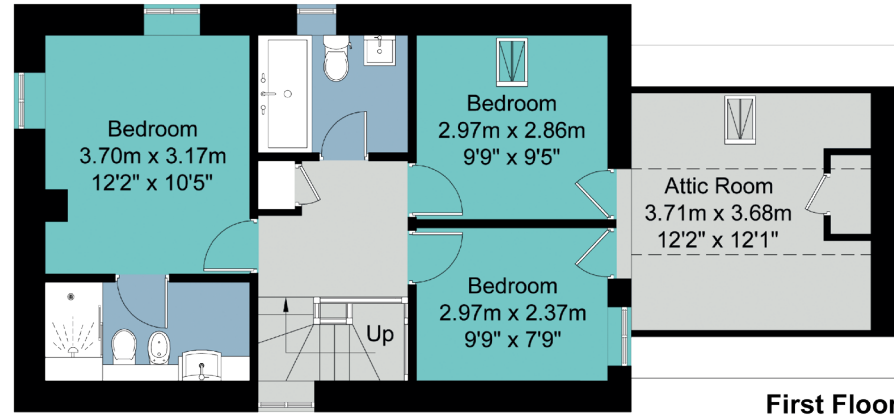
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Gross Internal Floor Area Approx :-
House 127 sq metres / 1367 sq feet
Summerhouse 4 sq metres / 43 sq feet

Total 131 sq metres / 1410 sq feet



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Outbuilding
Not Shown In Actual Location Or Orientation

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PROPERTY

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