

BUTTRESS HOUSE



BUTTRESS HOUSE, CHEDWORTH, CHELTENHAM, GL54 4AG

RECEPTION HALL • KITCHEN BREAKFAST ROOM • DRAWING ROOM • LIBRARY
STUDY • 2 CLOAKROOMS • UTILITY ROOM • MASTER AND GUEST BEDROOMS, BOTH
WITH EN SUITE BATHROOMS • 3 DOUBLE BEDROOMS, ONE WITH EN SUITE BATHROOM
FAMILY BATHROOM • STUDIO • PRIVATE PARKING • GARAGE & WORKSHOP
LANDSCAPED GARDENS AND GROUNDS

A BEAUTIFUL GRADE II LISTED COTSWOLD STONE VILLAGE HOUSE.

DESCRIPTION

Approached via an impressive and well-kept driveway, Buttress House is an exceptional 17th /18th Century Grade II Listed village house, located only a few minutes from the centre of Chedworth, yet offering wonderful privacy in a sensational setting.

Full of charm and character features with exposed beams, mullion windows, inglenook fireplaces and flag stone floors, the accommodation and living space has been thoughtfully laid out around an enchanting courtyard, maximising the use of natural light and taking in the superb landscaped gardens.

Maintained to a high standard over the years by the current owners, and with it's spacious kitchen breakfast room featuring a striking racing green electric Aga, this beautiful home is ideal for entertaining family and friends.

The garden is a haven of colour, peace and tranquillity with it's well stocked borders, variety of mature trees and natural spring fed pond.

A productive formal potager kitchen garden is located to the west face of the house, with raised vegetable beds contained in a stunning courtyard, the perfect spot for sun-downers.





GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Electric Aga.

Postcode: GL54 4AG.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band F.



LOCATION

Buttress House 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, cafes 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 range 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



Buttress House, Chedworth, Gloucestershire

 Reduced headroom below 1.5 m / 5'0"
 Approximate Gross Internal Area
 393 sq m / 4230 sq ft (Excluding Void)
 Garage = 22 sq m / 237 sq ft
 Workshop = 10 sq m / 108 sq ft
 Total = 425 sq m / 4575 sq ft



FLOORPLANZ © 2013
0845 6344080 Ref 106853
 This plan is for layout guidance only.
 Not drawn to scale, unless stated.
 Windows & door openings are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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