

LAURIESTON



LAURIESTON, CHEDWORTH, GL54 4AA

ENTRANCE HALL • CLOAKROOM • KITCHEN/BREAKFAST ROOM • BOOT ROOM
PANTRY • UTILITY • SNUG • SITTING ROOM • STUDY • 5 BEDROOMS
2 BATHROOMS • GARDEN ROOM • GARDEN • TERRACE • OFFICE
GARAGE • WORKSHOP • PARKING

A SUPERB VILLAGE HOUSE NESTLED IN THE HEART OF CHEDWORTH

DESCRIPTION

On entering this beautiful village house one is immediately struck by the character and original features.

The entrance hall, with its fireplace with wood burner, exposed beams and original stone floor, creates a welcoming entrance to this family home. The open plan kitchen breakfast room is a wonderful place for entertaining with pretty garden views and an attractive cream Aga, perfect for the cooking enthusiast and the cooler winter months.

The cosy snug opens onto the sitting room, a comfortable room to relax with its large open fireplace with wood burner.

The adjacent garden room is a bright and open space looking onto the stunning garden and terrace area.

Upstairs is the recently refurbished master bedroom with en suite bathroom with separate bath and shower and underfloor heating. Across the landing is a second double bedroom, family bathroom and a pretty front bedroom, together with a study. Two additional double bedrooms can be found on the second floor.

Outside, the care and attention which has been lavished on the garden is evident in the beautiful herbaceous borders, stunning choice of trees and thoughtfully planned seating areas. The garden is a peaceful haven of tranquillity.

Discreetly positioned at entrance of the driveway is a large garage and a well-equipped home office with additional workshop and storage space. The driveway offers plenty of parking.





GENERAL INFORMATION

Tenure: Freehold.

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

Postcode: GL54 4AA.

Viewing: Strictly by appointment through Sharvell Property Ltd.

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



LOCATION

Laurieston 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

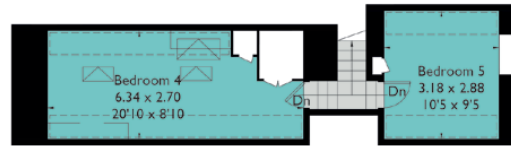
All distances and times are approximate



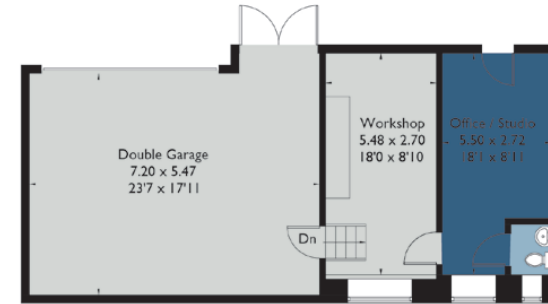
Laurieston House, Cheap Street, Chedworth, Cheltenham, GL54 4AA

Approximate Gross Internal Area = 260.7 sq m / 2806 sq ft
 Double Garage / Workshop = 72.2 sq m / 777 sq ft
 Total = 332.9 sq m / 3583 sq ft

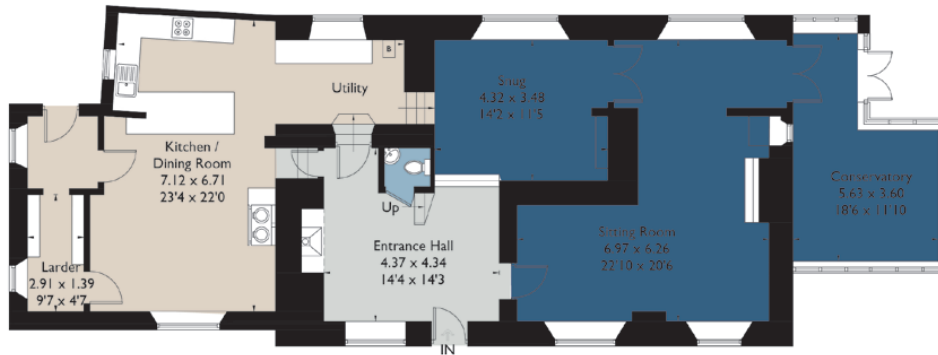
 = Reduced headroom below 1.5m / 5'0"



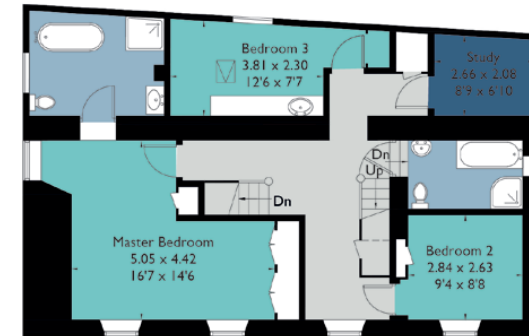
Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 169679

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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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