

THE OLD BAKERY



THE OLD BAKERY, CHEDWORTH, CHELTENHAM, GL54 4AG

A BEAUTIFUL & VERSATILE VILLAGE HOUSE IN THE HEART OF CHEDWORTH

DESCRIPTION

The Old Bakery is an exceptional village house, lovingly restored and refurbished to create a beautiful and light family home. The entrance hall leads into a glass and oak framed walkway which connects the former Old Bakery annexe to the main house, blending original character features with versatile contemporary living.

The spacious open plan kitchen/dining room with its bespoke timber units, granite countertops and window seats is the heart of the house. The cream electric Aga and underfloor heating make this a warm and welcoming room and the adjoining family room, with its inglenook fireplace and wood burner, make this an ideal space for entertaining. Large windows overlook the garden and bi-folding doors lead to the terrace, allowing for indoor/outdoor living in the warmer months.

Across the terracotta tiled hallway is a snug with an open inglenook fireplace with wood burning stove and exposed beams. A useful cloakroom/utility room is discreetly positioned at the bottom of the stairs.

The first floor has two double bedrooms, one

with en suite shower room. Both bedrooms are full of charm and character with exposed beams and delightful window seats. Two further double bedrooms with exposed beams and skylights can be found on the second floor with a separate bathroom.

The master suite is found in The Old Bakery annexe which is a versatile space and can be incorporated as such with the main part of the house, or closed off for guests.

Beautifully renovated with wooden floorboards, the sitting room is a peaceful and bright space with a superb wood burner. A wonderful hand crafted staircase leads up to the open plan master suite with bath and dressing area. The annexe also has a separate shower room on the ground floor.

The generous garden, orchard area and small paddock give this home an exceptional feeling of space. The garden is predominantly laid to lawn, with herbaceous borders, vegetable boxes and a small stream. A discreetly positioned play area and terrace are nestled to the side of the garden near the green house.

ENTRANCE HALL • OPEN PLAN KITCHEN/DINING ROOM
FAMILY ROOM • SITTING ROOM • SNUG • 5 BEDROOMS
3 BATHROOMS • UTILITY ROOM/CLOAKROOM • TERRACES
LANDSCAPED GARDENS • GREEN HOUSE • STREAM





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
and EPC rating E.



LOCATION

The Old Bakery 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 which is within walking distance, 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 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

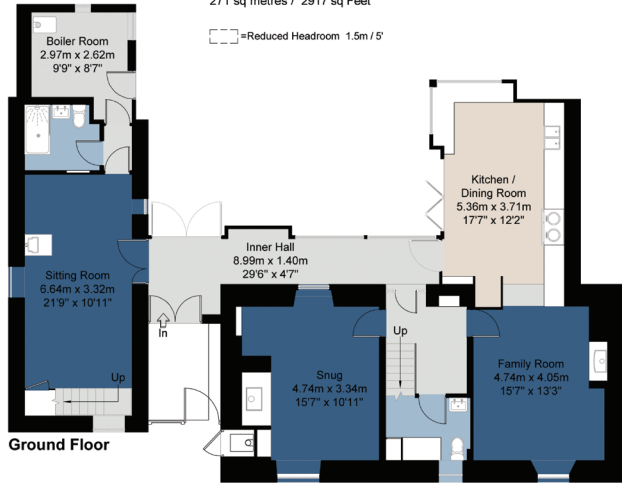
All distances and times are approximate



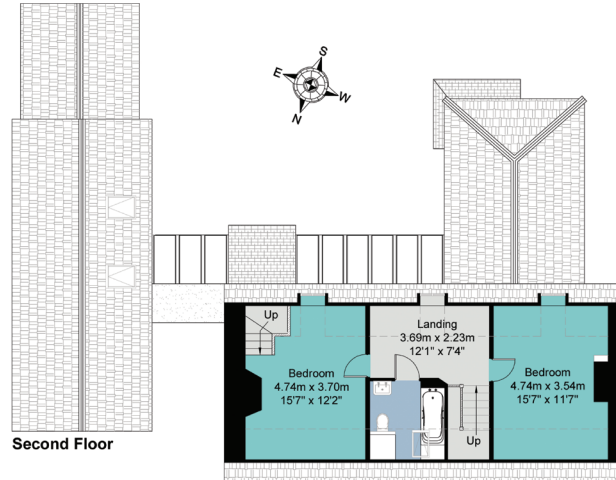
The Old Bakery, Chedworth, Gloucestershire

Gross Internal Floor Area Approx :-
271 sq metres / 2917 sq Feet

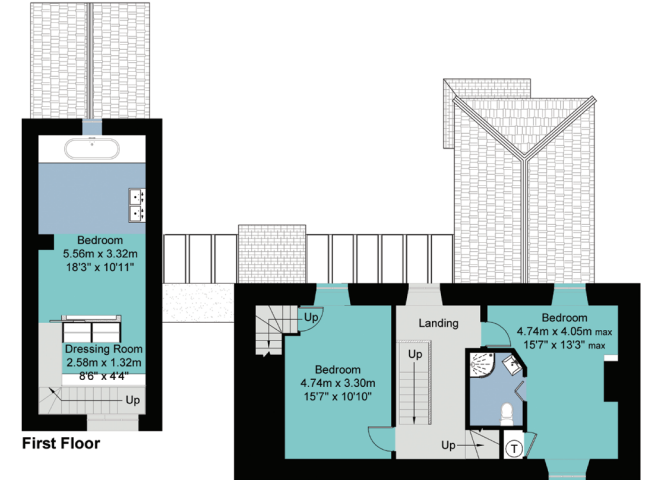
 = Reduced Headroom 1.5m / 5'



Ground Floor



Second Floor



First Floor

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