

LAUREL  
COTTAGE



# LAUREL COTTAGE, CHEDWORTH, CHELTENHAM, GL54 4AG

KITCHEN / BREAKFAST ROOM • SITTING ROOM • STUDY • CLOAKROOM  
4 BEDROOMS • 4 BATH / SHOWER ROOMS • LIVING ROOM / KITCHENETTE  
TRIPLE GARAGE • STUDIO • GARDEN • TERRACE • PRIVATE DRIVEWAY  
PLANNING PERMISSION

## A BEAUTIFUL AND ELEGANTLY RENOVATED COTTAGE IN THE HEART OF CHEDWORTH.

### DESCRIPTION

Laurel Cottage is a beautifully renovated Cotswold Stone cottage exuding charm, character and style. Elegantly refurbished, whilst maintaining many original features, this is an attractive and welcoming home.

The kitchen / breakfast room with a wood burner set into the original fireplace is a lovely room through which to enter the cottage. The heart of the home, with views overlooking the garden, this is a wonderful space to entertain friends and family. The adjacent sitting room with an open fireplace and a delightful window seat overlooking the garden, is a fabulous room to retire to and relax. Through a hallway is the study, a bright and cosy room, ideal as a home office or equally could make a wonderful playroom. A useful cloakroom / utility room is also accessed from the hallway.

The lighting throughout the cottage has been very thoughtfully designed and offers a contemporary aspect to the cottage's charm. The staircase with each step lit up, leads to the first floor which consists of a spacious landing with Velux window allowing an abundance of natural light, three comfortable double bedrooms, one with en suite shower room, and a family bathroom with twin wash basins. Each bedroom is bright and light and has wonderful

views over the garden and neighbouring countryside, as does the dual aspect bathroom.

The vendor has obtained planning permission for a new oak framed and glass extension which would create a new kitchen for the property, connected to the house with a frameless glass link, which would itself form the new entrance hall.

Outside, a two-storey outbuilding with shower room currently doubles as an office and is capable of offering additional annexe accommodation. A two-storey triple garage, built in 2011, sits at the entrance to the property. The first floor can easily be adapted to provide additional annexe accommodation, subject to obtaining the necessary consents, and has abundant natural light from the six Velux windows.

The terraced garden sits to the front of the property and is a haven of peace and tranquility. A natural spring water feature is a stunning creative aspect of the garden and a variety of herbaceous borders offer colour and character. Beautifully positioned, the terrace overlooks the garden with open countryside views to one side and village views to the other. Set back from the road, double black iron gates open onto the driveway, which itself offers ample parking.





## GENERAL INFORMATION

**Tenure:** Freehold.

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

**Postcode:** GL54 4AG.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some 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 643000.  
Council Tax Band F.



## LOCATION

Laurel Cottage is located along a quiet country lane in 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.

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.

Sporting opportunities are abundant in the area with nearby golf courses in, Cheltenham, Baunton, and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

*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*



# Laurel Cottage, Chedworth, Gloucestershire

Gross Internal Floor Area Approx :-  
 House 143 sq metres / 1539 sq feet  
 Office / Bedroom 35 sq metres / 377 sq feet  
 Garage / Studio 87 sq metres / 936 sq feet

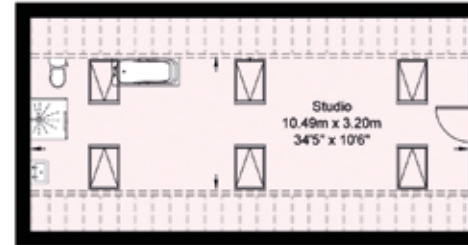


First Floor

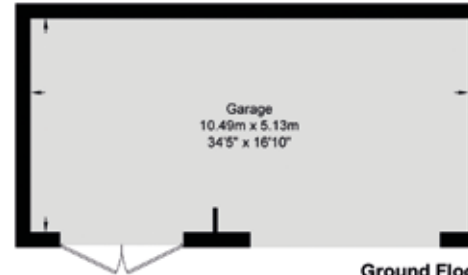


Ground Floor

= Reduced Headroom 1.5m / 5'



First Floor



Ground Floor

Total 265 sq metres / 2852 sq feet

Job No SP1435  
 This plan is for identification purposes only. Not to scale.



First Floor



Ground Floor

Outbuildings  
 Not Shown In Actual Location Or Orientation

**SHARVELL**  
 PROPERTY

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