

PIPPINS



PIPPINS, CHEDWORTH, CHELTENHAM, GL54 4AJ

SITTING ROOM • DINING AREA • KITCHEN • CONSERVATORY
• 4 DOUBLE BEDROOMS • 2 BATHROOMS • INTEGRAL GARAGE
• PARKING • BALCONY TERRACE • TERRACE
• SPACIOUS GARDEN • GREEN HOUSE & GARDEN SHEDS
• PLANNING PERMISSION

A VERSATILE VILLAGE HOUSE WITH EXCEPTIONAL VIEWS IN THE HEART OF THE COTSWOLDS

DESCRIPTION

Pippins is a superb village house and has been a loving family home for many years. Occupying an elevated position in Middle Chedworth, its exceptional and spacious garden offers sensational views across the valley.

Already a generous family home, planning permission has been granted to transform the exterior of the house and to greatly extend and modify the layout of the living space. There is therefore a great potential to transform this superbly located home into a contemporary dwelling should one choose to do so. A rare opportunity!

The living accommodation, mainly on the first floor, is laid out to allow an abundance of natural light throughout, in particular in the sitting room which has large windows overlooking the sweeping valley and French doors leading to the balcony terrace, the perfect spot for coffee on a sunny morning. The Clearview wood burner is a wonderful addition in the colder months and makes this a fabulous cosy room to relax in.

The family bathroom and four double bedrooms, including a master suite with its en suite bathroom, are laid out over the ground and first floors. Each room is spacious and bright with views over the valley or the garden.

A spacious attic area provides excellent storage and has been previously used as a home office.

The open dining area and well-equipped kitchen lead through to the conservatory and terrace area beyond.

Outside, the garden has been wonderfully designed to allow for privacy and space for entertaining. Surrounded by herbaceous borders and predominantly laid to lawn, it is a real haven of peace and tranquillity with exceptional country views and generous proportions.

A handy green house is ideal for the garden enthusiast and the garden sheds are ideal for storing garden tools.

The driveway offers ample parking alongside the integral garage.





GENERAL INFORMATION

Tenure: Freehold.

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

Postcode: GL54 4AJ

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

Pippins 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, cafes 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



Pippins, The Rookery, Middle Chedworth, Gloucestershire

Gross Internal Floor Area Approx :-
House 138 sq metres / 1485 sq feet
Garage 14 sq metres / 151 sq feet
Summerhouse 10 sq metres / 108 sq feet

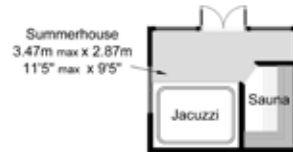
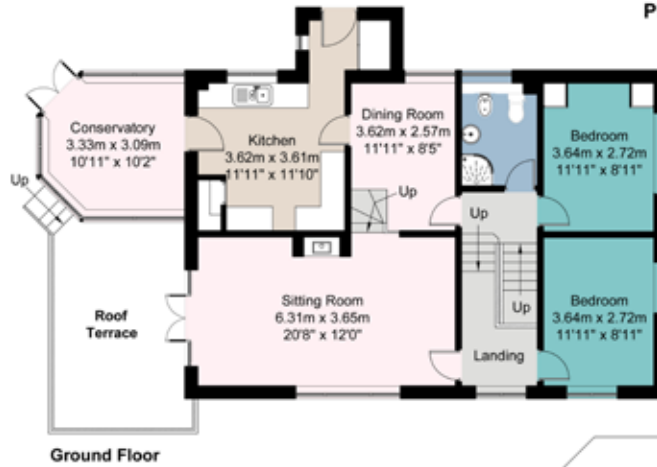
Total 162 sq metres / 1744 sq feet

Simply Plans Ltd © 2018

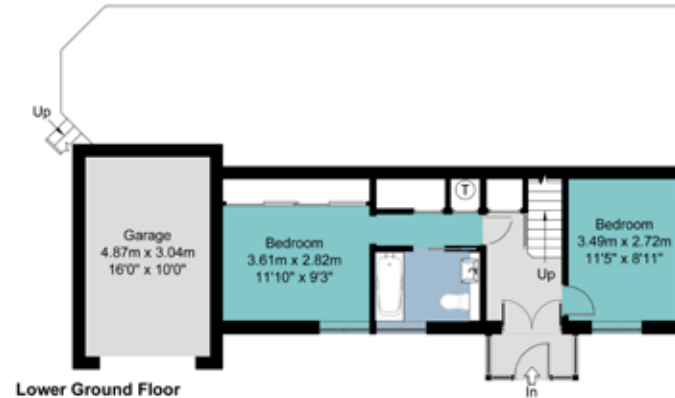
07890 327 241

Job No SP1491

This plan is for identification purposes only. Not to scale.



Outbuildings
Not Shown In Actual Location Or Orientation



SHARVELL
PROPERTY

T: 01285 831 000 | E: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

WWW.SHARVELLPROPERTY.COM

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs May 2018.