

# CALVESHILL HOUSE

CHEDWORTH • GLOUCESTERSHIRE







ALVESHILE  
HOUSE





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## CHEDWORTH • GLOUCESTERSHIRE

*Beautifully presented period home providing the complete Cotswold country house experience*

Cirencester 7 miles • Cheltenham 11 miles • Kemble Station 14 miles (80 minutes to Paddington)  
M5 Junction 11A 15 miles • M4 Junction 15 22 miles  
(Distances and time are approximate)

Reception hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room • Conservatory/bar  
Wet room/sauna/WC • Laundry room • Wine cellar

Master bedroom suite with dressing area • 4 further bedrooms • 3 further bathrooms • First floor library  
Second floor bedroom 6 with playroom or sitting room • Media room

Coach house providing garaging for 3 cars and ATV plus garden store area  
First floor open plan room as fully equipped office and gym with separate wet room/WC

Swimming pool • Outdoor hot tub • Tennis court • Beautifully landscaped gardens and grounds  
Paddocks • Pig arc • Log store • BBQ area

Approximate gross internal floor area of the main house 6,026 sq ft

**In all about 11.36 acres**

For sale Freehold

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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.



## Gloucestershire

Calveshill House sits in an Area of Outstanding Natural Beauty in the much sought after Cotswold village of Chedworth. Situated off a quiet lane on the northern edge of the village, with southerly views over its garden and across the valley the house sits proudly in an elevated position. The village straddles an attractive valley with a tributary to the River Coln running along the bottom. There are a number of pretty Cotswold stone cottages and farmhouses, an attractive Norman Church and other thriving village amenities including a well-respected primary school, a village pub, a farm shop and Cricket and Tennis Club.



Communications are excellent with Chedworth being conveniently situated between Cirencester and Cheltenham. The village enjoys easy access to both the M4 and M5 motorways as well as the Midlands via the A429 Fosseway. Access to London is via Junction 15 of the M4 at Swindon and the A40 to Oxford and the M40 is within easy reach. There are regular fast trains to London from Kemble taking just over one hour.



There are an extensive range of renowned independent and state schools in the area including Cheltenham College, Cheltenham Ladies College, Pate's Grammar School, Beaudesert Park Preparatory School, Malvern College and Rendcomb College to name a few.



The area is renowned for its country pursuits and offers many recreational opportunities including racing at Cheltenham, polo at Cirencester, hunting with the Cotswold Hounds, water sports at the Cotswold Water Park and a wide variety of golf courses, shooting and equestrian facilities.



Cheltenham has important literary and music festivals. Stratford-upon-Avon and the RSC is an hour away.







## Calveshill House

The original part of the house dates to the 17th century with additions over the centuries. The current owners have extensively modernised the house over the last 16 years and created a complete home catering for all uses: full time family; weekend and holiday; entertaining; sports; home working; and your gardening and small farmer ambitions.

Limestone floors and underfloor heating to many rooms and an integrated Bang and Olufsen music and TV system.

There is a light and well-proportioned comfortable **drawing room** with fireplace and mantel and a cosy 17th century **sitting room** with a period fireplace incorporating a bakers oven. The **dining room** with open fireplace is ideal for entertaining on a grand scale and is conveniently positioned off the kitchen.

The spacious and beautifully presented **kitchen/ breakfast room** is by Mark Wilkinson and has a stone floor (heated), marble work tops, Aga, on-floor and wall-mounted storage cupboards and drawers, complete range of Miele and Sub Zero appliances, a breakfast bar, a large open fireplace, walk-in larder and a family table area with views over the garden and fields.

A self-indulgent luxurious Master bedroom suite is supplemented by 5 further **bedrooms** and 4 new **bath and shower rooms** arranged over 2 floors together with a den/playroom. If further bedrooms or bathrooms are needed there is scope to add.

There are 4 separate experience rooms: a London Club style **Library**; a modern **Media room**; a fully equipped **Bar**; and a relaxing **wet room with sauna and shower**. Dogs are welcome in the fully tiled **Boot room**.

















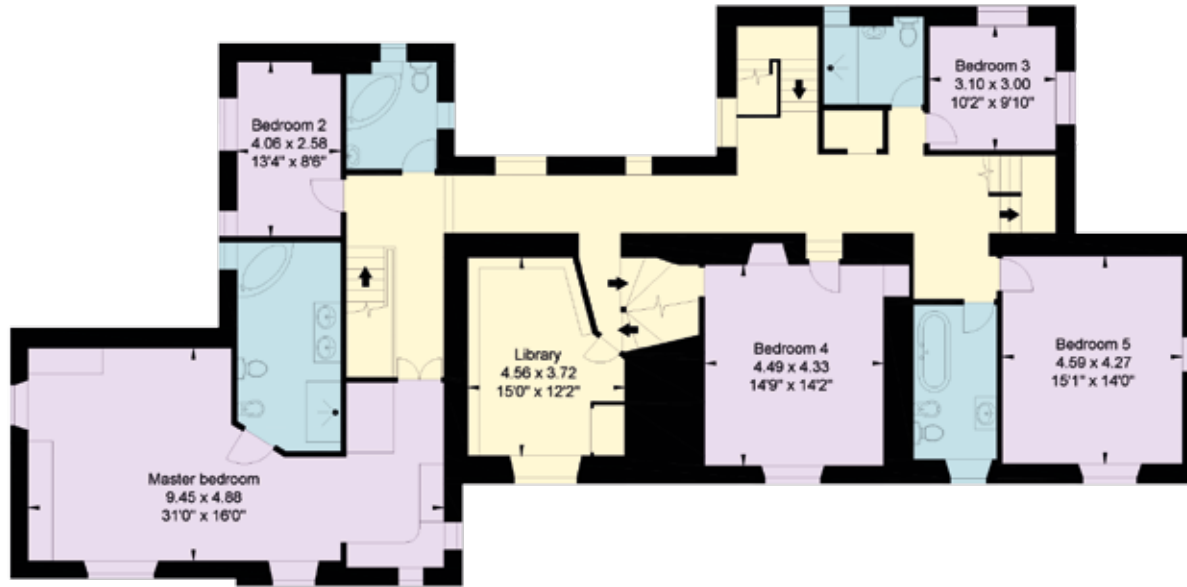






### Approximate Gross Internal Floor Area

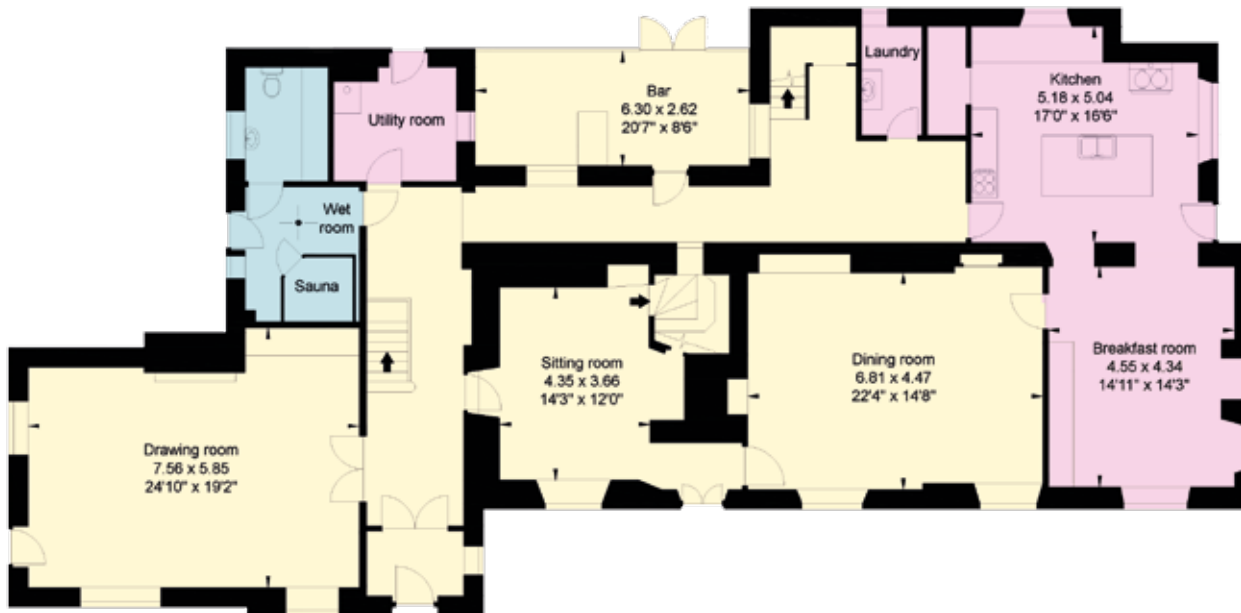
558 sq.m (6,026 sq.ft)



First Floor



Second Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

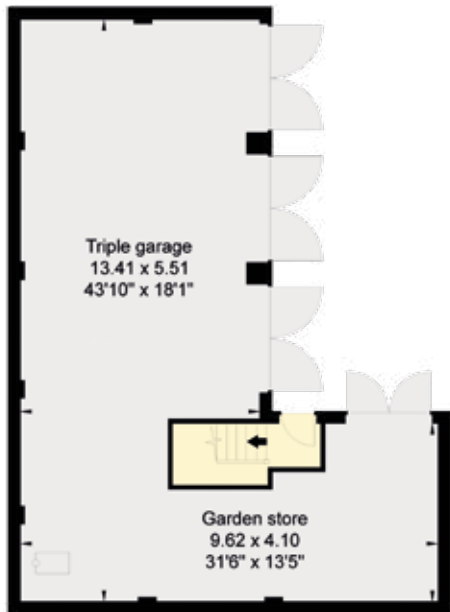
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

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.

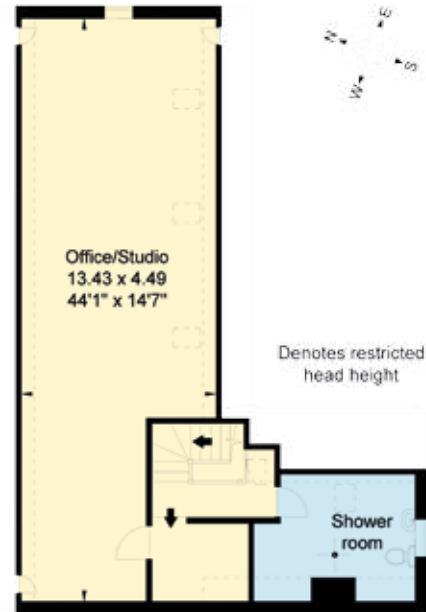




**Approximate Gross Internal Floor Area**  
Coach House 166 sq.m (1,790 sq.ft)



**Ground Floor**



**First Floor**

**The Coach House**

Recently finished is the new versatile Coach House nestled within the Cotswold dry stone walled garden to one side and below the main house and formal gardens. The building offers garaging for 3 large cars, ATV, garden machinery and a useful garden store on the ground floor. With access via its own front door, the first floor comprises shower room/WC and large (44 foot) multi-purpose open-plan room currently used as a gym and a fully equipped sophisticated office.











## Gardens

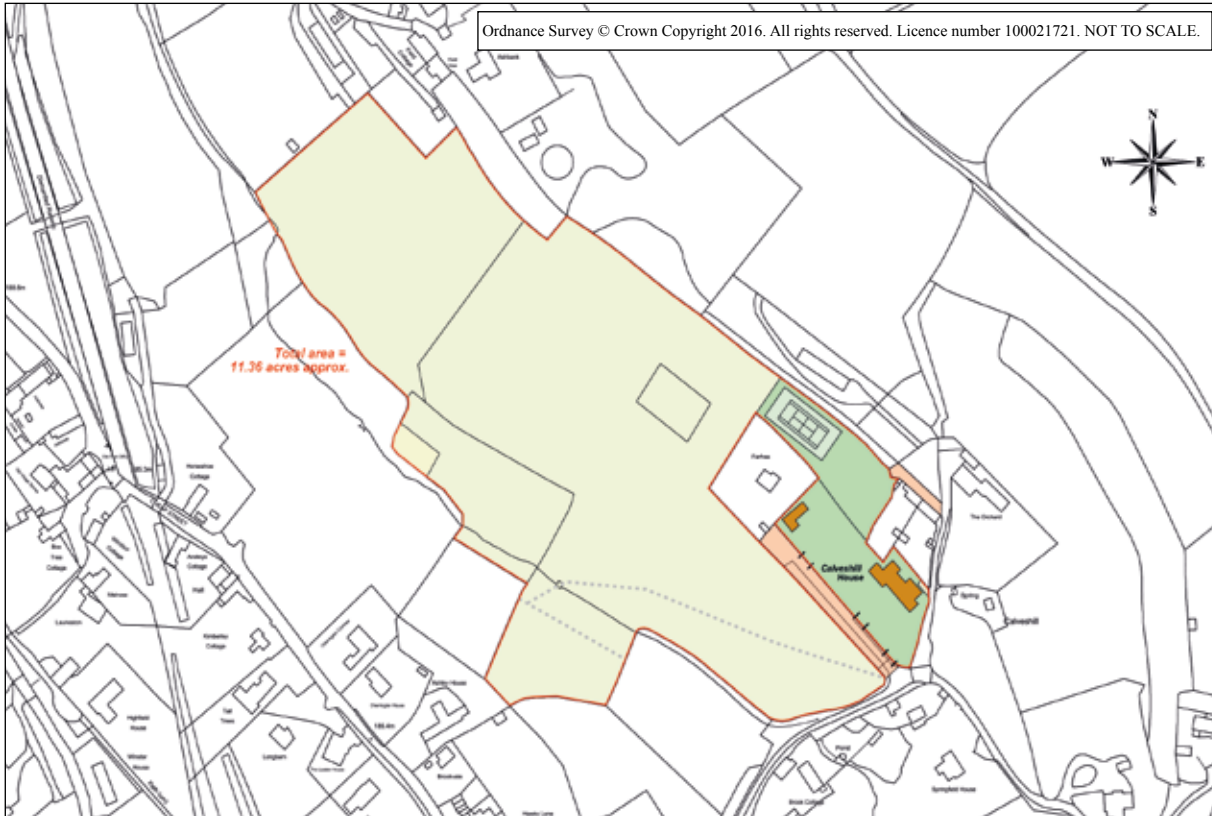
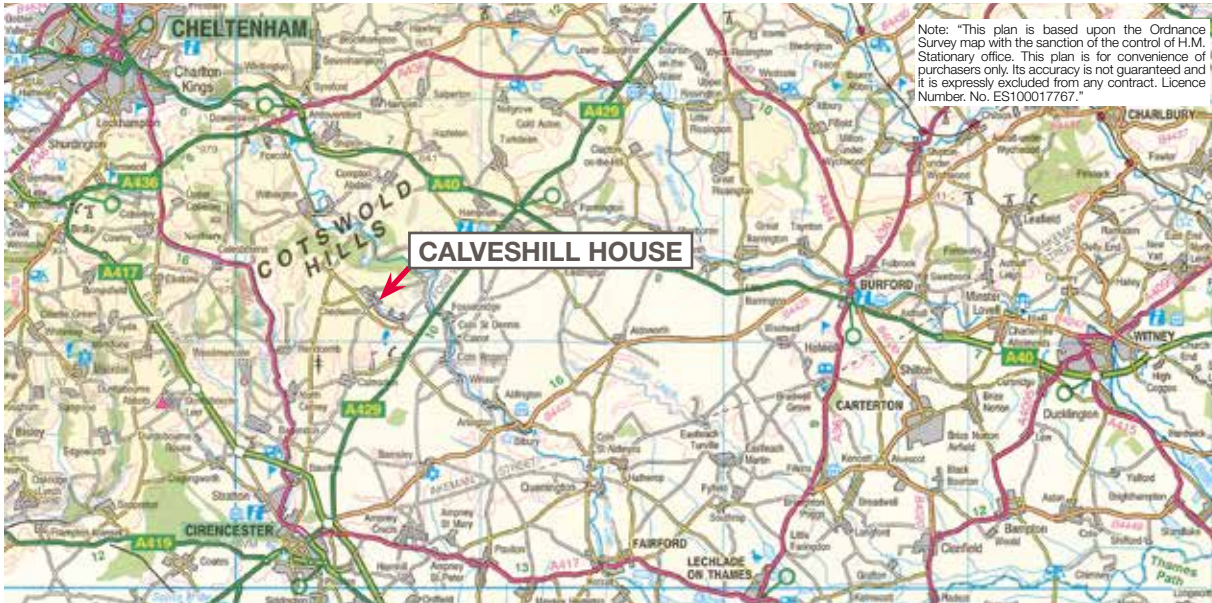
The formal gardens sit below and to the sides of the main house and are tiered and beautifully landscaped. A kitchen garden provides vegetables and herbs. Areas of lawn are interspersed with flower and shrub beds, fruit trees, outside sitting and entertaining area, a vineyard, swimming pool and hot tub. A pathway leads up the garden away from the house to the hard tennis court, with further terracing overlooking the fields at the top of the garden.

## The Land

There is good grazing and amenity pastureland that sits below and to the north west of the main house. The land is accessed via a gate off the lane below the house and also via a gravel path from the terrace behind the tennis court at the top of the garden. The land is registered for Basic Payment Scheme entitlements and the owners have periodically kept pigs and grazed sheep on the land.







## Rights of Way

There is a footpath that crosses part of the land below in the valley and well away from the house. The owners have a right of way along the access drive leading up to the wrought iron entrance gates, and along the lane behind the house leading to the back garden gates as shown in pink on the plan.

## Directions (Post Code GL54 4AH)

From Cirencester take the A429, Fosse Way for about 7 miles. Pass The Hare & Hounds pub and after half a mile turn left signposted to Chedworth, Withington and Farm Trail. After about 1 mile turn right, in front of the Village Hall. Turn right again after 100 yards past the Primary School to a junction. Cross over the staggered crossroads and down a lane with a no through road sign. Continue down the hill and as you are coming up the other side the entrance to the house is found on the left hand side, signposted 'Calveshill House Visitors and Deliveries'.

## 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.

## Viewings

All viewings to be booked by prior appointment with the vendors agent Knight Frank contact Atty Beor-Roberts in Cirencester on +44 1285 659771 or Peter Edwards in the Country Department on +44 20 7861 1707.

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Viewing by appointment only (RS/JW/257909)

Photographs Dated: July 2016.

Particulars Dated: October 2016.

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