

CALVESHILL HOUSE

CHEDWORTH • GLOUCESTERSHIRE







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Country house luxury in classic Cotswold location

Northleach 5 miles • Cheltenham 11 miles • Stow-on-the-Wold 14 miles
Kemble and Kingham stations 25/30 minutes (under 90 mins to London Paddington)
(Distances and times are approximate)

Main House

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

First floor: Master bedroom suite with dressing area • 4 further bedrooms • 3 further bathrooms • Library
Second floor: Flexible layout including double guest bedroom 6 with separate study/sitting room • TV room

Coach House

Ground floor: Garaging for 3 large cars, garden and agricultural machinery
First floor: Independently accessed living space presently laid out as open plan office and gym with separate wet room/WC

Formal gardens incorporating heated swimming pool • Outdoor hot tub • Tennis court • Landscaped gardens
Outdoor dining area • BBQ terrace • Covered seating • Garden shed • Raised herb garden • Log store • Vineyard

10.2 acres (4.11 hectares) agricultural land fully livestock proofed fenced grazing • Paddocks • Pig arc

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

In all about 11.28 acres (4.56 hectares)

For sale Freehold

Cirencester

Gloucester House, 60 Dyer Street,
Cirencester, Gloucestershire GL7 2PT

Tel: +44 1285 659 771
bruce.tolmie-thomson@knightfrank.com



www.knightfrank.co.uk

Country Department

55 Baker Street,
London W1U 8AN

Tel: +44 20 7861 1100
lucinda.eaton@knightfrank.com

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.

Cotswolds

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 land 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, within the house's land. 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 Clubs.



Communications are excellent with Chedworth being conveniently situated between Cirencester, Cheltenham, Stow-on-the-Wold and Oxford. The village enjoys excellent access to the M40, M4 and M5 motorways as well as the Midlands via the A429 Fosse Way. Access to London is via A40 / M40 (junction 8); or A419/ M4 (junction 15).



There are regular fast trains London from either Kingham to the north or Kemble to the south both taking under 90 minutes.



There are an extensive range of 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. Easy access to Gloucester and Kingsholm, home of Gloucester rugby club.



The house is well placed for the well known Daylesford Farm Shop and facilities on offer at Soho Farmhouse. Cheltenham has important literary and music festivals. Stratford-upon-Avon, home of the RSC, is an hour away.



Gigaclear is now available in the village providing full fibre ultrafast broadband. The recently activated mobile phone pole allows excellent mobile coverage, including throughout the property.





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 17 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.

Stone floors throughout the ground floor and underfloor heating to many rooms including conservatory, kitchen and all bathrooms.

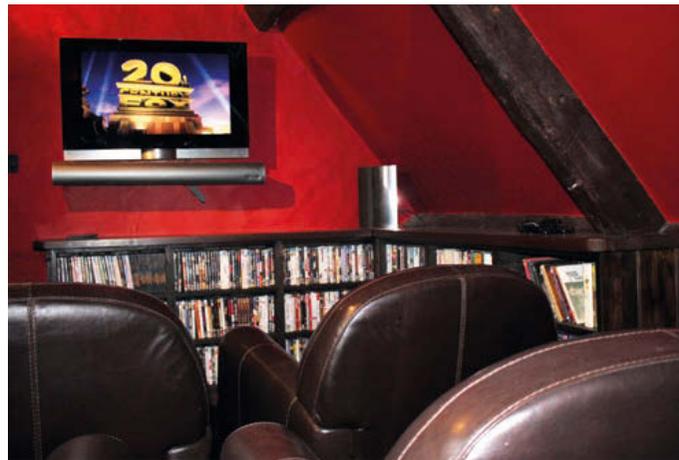




There is a light and well-proportioned comfortable **drawing room** with fireplace and mantel and a cosy 17th century **sitting room** with a period fireplace incorporating a bakers oven. The **dining room** with open fireplace is ideal for entertaining on a grand scale and is conveniently positioned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



The spacious and beautifully presented **kitchen/ breakfast room** is by Mark Wilkinson and has a stone floor (heated), marble work tops, electric 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.



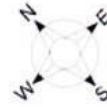
A self-indulgent luxurious Master bedroom suite is supplemented by 5 further **bedrooms** and 4 new **bath and shower rooms** arranged over 2 floors. If further bedrooms or bathrooms are needed there is scope to add.

There are 4 separate experience rooms: a London Club style **Library**; a modern cinema themed **TV room**; a **conservatory/ bar**; and a relaxing **wet room with sauna and shower**. Dogs are welcome in the fully tiled **Boot room**.

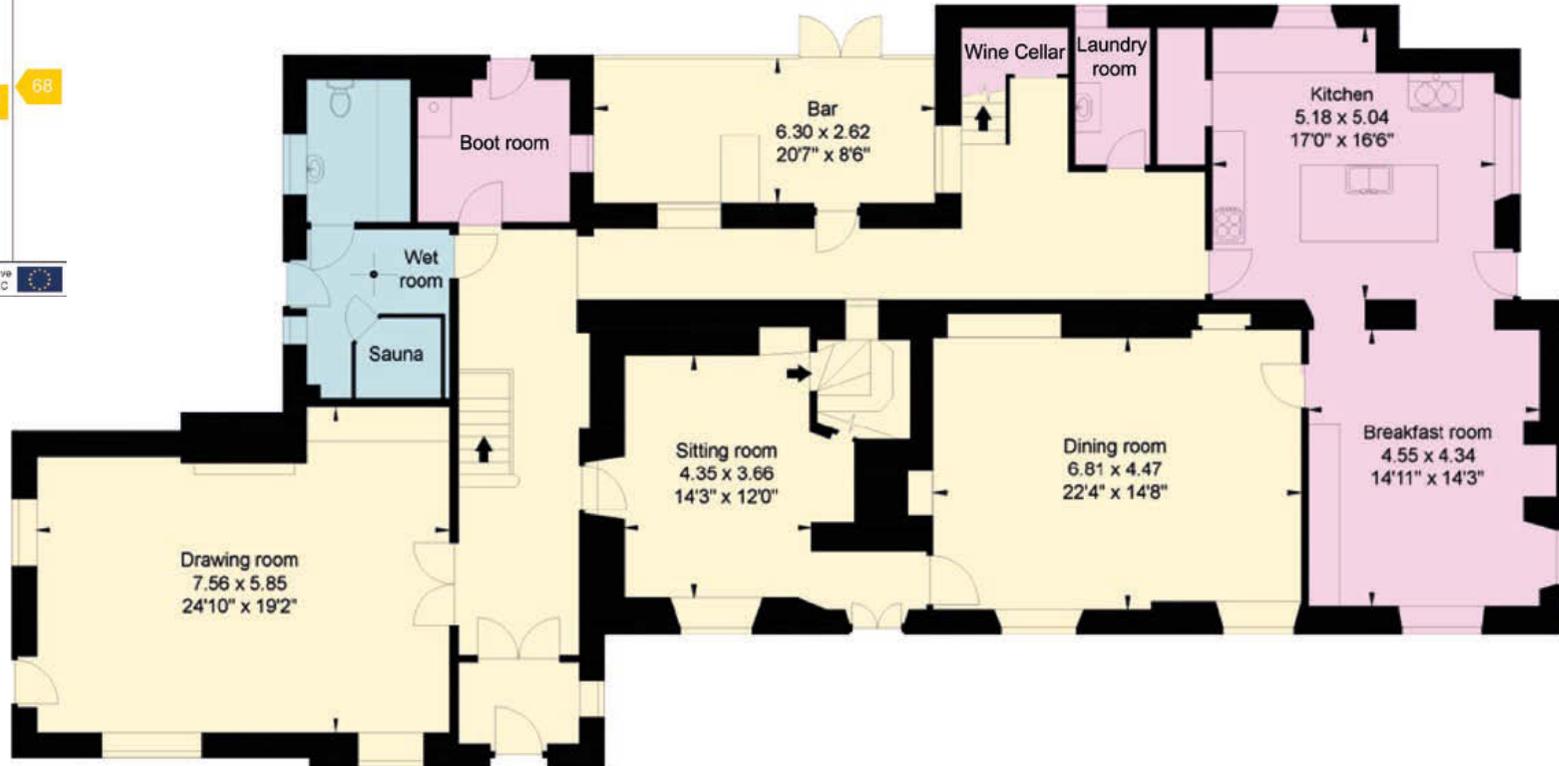
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

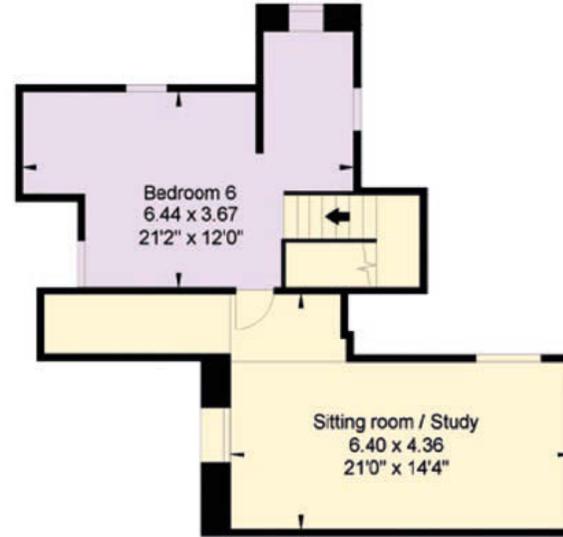


Ground Floor

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.



Second Floor



Second Floor

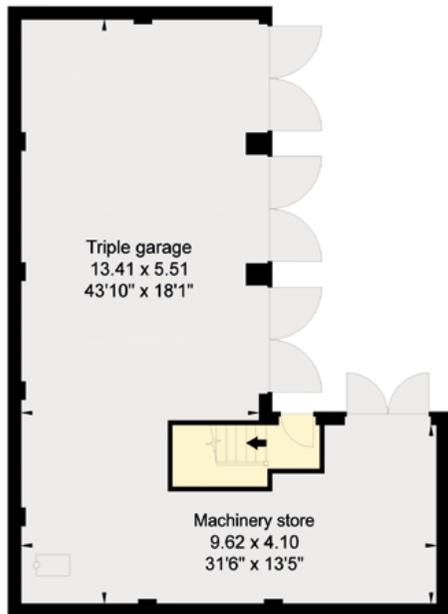


First Floor

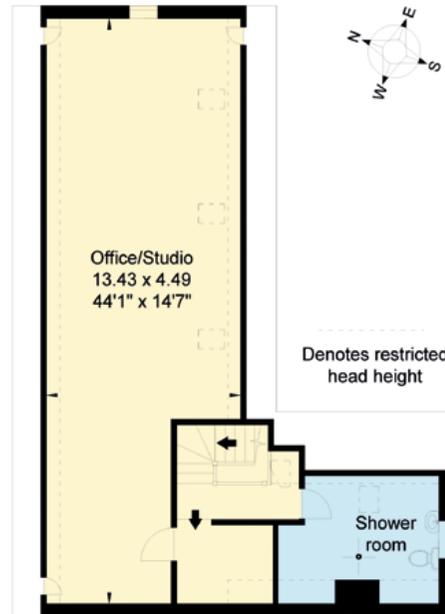


Approximate Gross Internal Floor Area

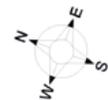
Coach House: 166 sq.m (1,790 sq.ft)



Ground Floor



First Floor



The Coach House

Recently finished and readily adaptable into an alternative living space is The Coach House. This 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, agricultural machinery and a useful 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 office.





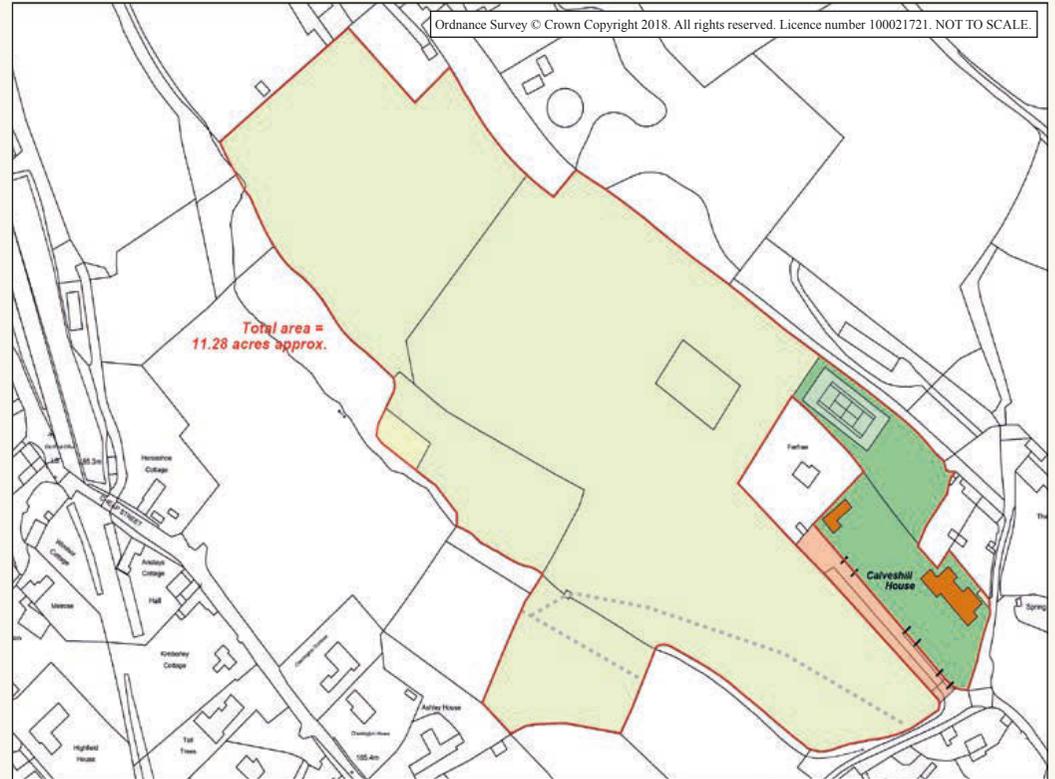
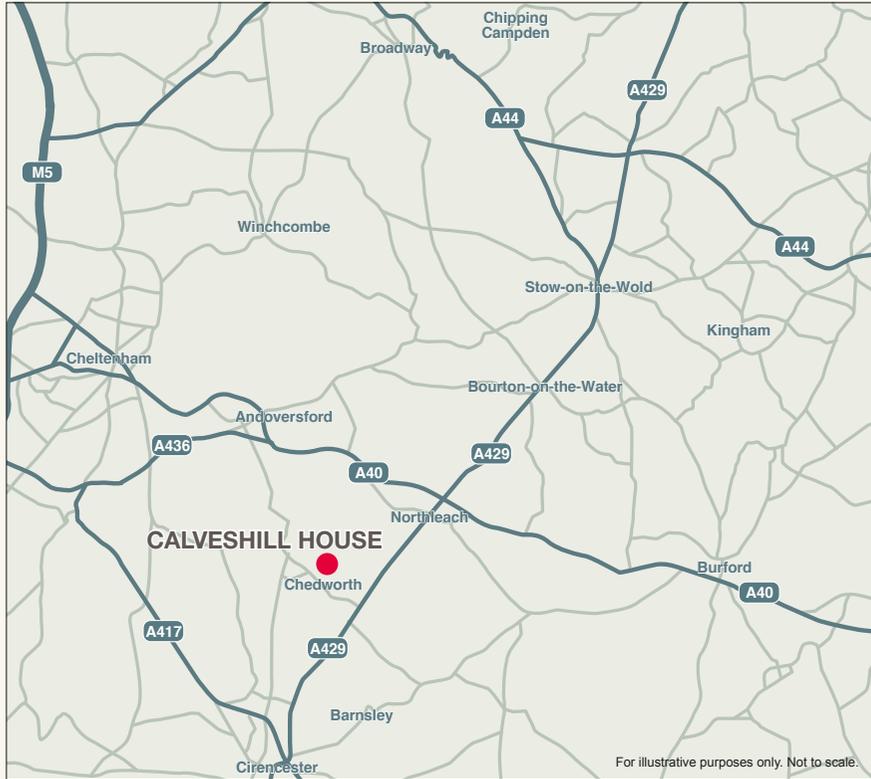
Gardens and Recreational space

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 areas, a heated swimming pool and hot tub. The vineyard spills over onto the pergola to create a covered seating area. A pathway leads up the garden away from the house to the hard tennis court, resurfaced in September 2017, with further terracing overlooking the fields at the top of the garden.

The Land

There is good grazing on the agricultural land which 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, which is registered with the Rural Protection Agency (RPA), has fully livestock proofed fencing, paddocks and pig arc. The owners have previously raised Gloucestershire Old Spot pigs. The land is currently used for feeding, breeding and raising sheep.





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.

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.

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Viewing by appointment only (RS/JW/257909). Photographs Dated: July 2016. Particulars Dated: April 2018. Kingfisher Print and Design. 01803 867087.

Services

Mains electricity and water. Oil fired central heating. Sewage treatment unit Klargestor Biodisc BA 750 unit installed.

Directions (Post Code GL54 4AH)

Chedworth is signposted off the A429 (Fosse Way) about half way (roughly 6 miles depending on direction of travel) between the A40 Northleach intersection and the A419 Cirencester intersection of the A429.

Take the turning to Chedworth and Withington. This is Fields Road. After about 1 mile turn right in front of Chedworth

Village Hall. Turn right again after 100 yards taking you past St Andrew's Primary School to a junction. Cross over the staggered crossroads and down a lane with a no through road sign (this is Calveshill). Continue down the hill and as you are coming up the other side, turn left onto the gravelled drive signposted 'Calveshill House Visitors and Deliveries'. Continue through the black iron gates on the right towards the end of the drive.

Viewings

Viewing is strictly by appointment through Knight Frank.

