



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



6 THE ROOKERY

Chedworth

6 The Rookery, Chedworth, GL54 4AJ

Entrance hall • Kitchen/ Dining room • Sitting room • 4 Bedrooms
3 Bathrooms • Terrace • Summer House • Garden • 2 Garages
Driveway with private parking

A stunning Cotswold home in a fabulous village

Description

6 The Rookery is a fabulous village house, superbly renovated blending contemporary design with Cotswold flair. The owners have been mindful to create a welcoming home which flows beautifully with open plan living spaces, cosy corners and exceptional countryside views.

The kitchen/ dining room is clearly the heart of the house and a superb room in which to entertain family and friends. The kitchen has plenty of worktop and storage space and the dining area works perfectly for quiet family moments and equally when entertaining larger gatherings. The kitchen is well equipped with modern appliances and a rear door leads to the garden.

The living room is a lovely space in which to relax with a good book and unwind on a lazy Sunday. The dual aspect windows make this a bright and light room with sensational views over the countryside. French doors leading to the terrace allow for indoor outdoor living in the warmer months.

The ground floor also has a bedroom and bathroom.

Upstairs comprises the master bedroom with en suite bathroom. There are two further bedrooms and a family bathroom. All the rooms have been thoughtfully laid out with magical countryside and garden views. There is plenty of discreet storage space.

Outside the garden is a true haven of peace and tranquility. Predominantly laid to lawn,

it has been magnificently created and crafted with colourful herbaceous borders, beautiful specimen trees and various wonderful seating areas. The terrace is ideal for al fresco dining and summer entertaining.

The summer house is a fabulous feature of the garden and comes into its own when hosting summer garden parties. It could equally be used as a home office. There is a handy shed for garden tools and equipment.

To the front of the house is a spacious garage and there is private parking on the driveway which is flanked by Cotswold stone walling and pretty shrubs. There is a further small garage in a block of six a short walk away, which could also be used for storage.

*Cirencester 7 miles
Cheltenham 11 miles
Kemble Station 11 miles
(London Paddington 75 mins)
Swindon 21 miles
M4 (Junction 15) 25 miles*

All distances and times are approximate





General Information

Tenure: Freehold.

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

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars may be 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 623000. Council Tax Band F and
EPC rating D.



Location

6 The Rookery is located in Chedworth, a stunning village in the heart of The Cotswolds. Chedworth has a thriving village community and is home to a beautiful church, the highly regarded St Andrews Church of England Primary School, 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.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

6 The Rookery Approximate GIA

House 176.98 Square Metres 1905 Square Feet
Out Buildings 27.8 Square Metres 299 Square Feet
Total 204.78 Square Metres 2204 Square Feet



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