

BROOKSIDE COTTAGE

— EWEN —



BROOKSIDE COTTAGE, EWEN, GL7 6BU

Entrance hall · Sitting room · Dining room · Kitchen/Breakfast room
Utility room · Cloakroom · 3 Bedrooms · 2 Bathrooms · 2 Home offices

Coach House: Kitchen · Garden room · 2 Bedrooms · 2 Bathrooms

Outside: Landscaped Garden · River frontage · Terraces · Private driveway
parking · Plunge pool · Garage · Store

A sensational period home in the heart of the Cotswolds

Description

Brookside Cottage has been lovingly and very tastefully renovated to create an exceptional family home with superb living space which flows beautifully. Great care and attention have been put into creating a welcoming home with contemporary flair and stunning original features.

The sitting room is a superb room for entertaining and is equally perfect for quiet evenings in. It is lovely and light with French doors leading to the terrace and garden. The inglenook fireplace with wood burner adds extra warmth in the colder months and makes this a wonderful cosy room in which to relax and unwind with a good book.

The dining room, with wood burner, comes into its own when hosting dinner parties.

The room is bathed in an abundance of natural light with French doors giving onto the garden. The parquet floor is a fantastic feature of the room.

The adjacent kitchen/breakfast room opens onto a delightful terrace. This is a fabulous room for entertaining family and friends and is ideal for indoor/ outdoor living in the warmer months. The central island is perfect for morning coffee catch ups and evening chats whilst cooking up a feast. The kitchen is well equipped with an Aga and all the necessary modern appliances and there is plenty of worktop and storage space.

The utility room comes in handy for muddy wellies after a long country walk. There is

also a cloakroom on the ground floor.

The first floor comprises the master bedroom with en suite bathroom. There are two further bedrooms and a family bathroom. The second floor is currently set up as two fabulous home offices. The dormer windows allow for plenty of natural light. These two rooms could equally be converted into further accommodation or work superbly as a playroom and media room for younger children.

The Coach House offers excellent ancillary accommodation comprising a kitchen, a garden room, two bedrooms and two bathrooms. The living space is well laid out and is an excellent space to host family and friends.

Outside the garden is a true haven of peace and tranquillity. Predominantly laid to lawn and interspersed with beautiful specimen trees and colourful planters, the garden is bordered by the River Thames which offers a wonderful sense of serenity to the setting. The outside space has been beautifully planned to offer various seating and BBQ areas and the plunge pool, discreetly nestled to the side of the house, is a wonderful and welcome addition during the summer months. To the side of the Coach House is a delightful Orchard and a potting shed for the garden enthusiast!

There is plenty of parking on the driveway alongside the garage and store.

Location

Located only a mile from Kemble, with its train station providing direct and easy access to London Paddington, Brookside Cottage is ideally situated in Ewen, a beautiful village in the heart of the Cotswolds, close to Cirencester. Surrounded by some of England's finest countryside, country walks are on the doorstep.

Nearby Kemble has vibrant village community and is home to a beautiful church, a very handy combined local store and post office, and both a pre-school and primary school. The Potting Shed gastro pub and The Rectory restaurant in nearby Crudwell, provide superb local dining options.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

The historic town of Malmesbury, is 10 miles away and beautiful Tetbury, is only 9 miles away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

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.

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

The area offers an excellent choice of schooling, including Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

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.



*Kemble Station 1.3 miles
(London Paddington 75 mins)
Cirencester 4 miles
Tetbury 9 miles
Malmesbury 10 miles
M4 (Junction 15) 20 miles
Cheltenham 21 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

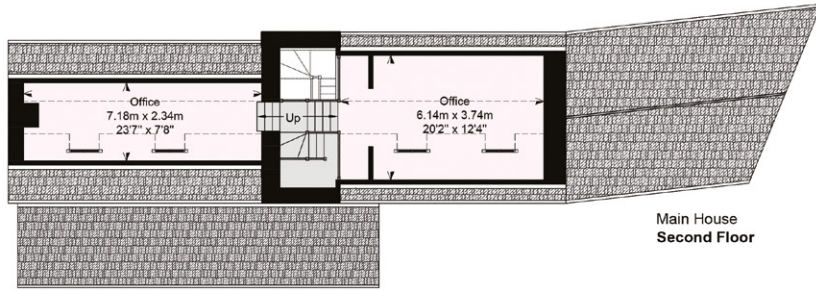
Services: Mains electricity and water.
Private drainage. Oil-fired heating.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

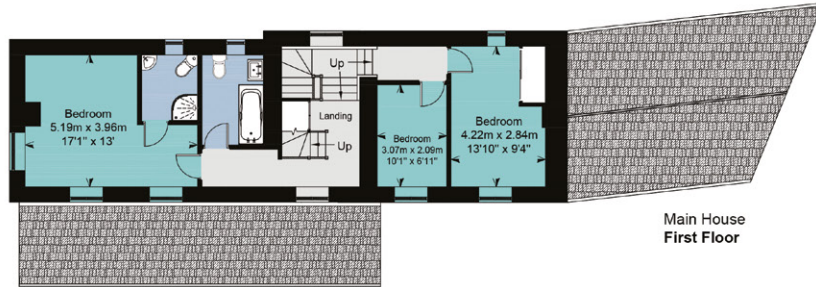
Fixtures and Fittings: Some mentioned in
these sales particulars are included in the sale.
All others are specifically excluded but may
be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity
Road, Cirencester, Gloucestershire. Tel: 01285
623000. Council Tax Band E and EPC rating E.

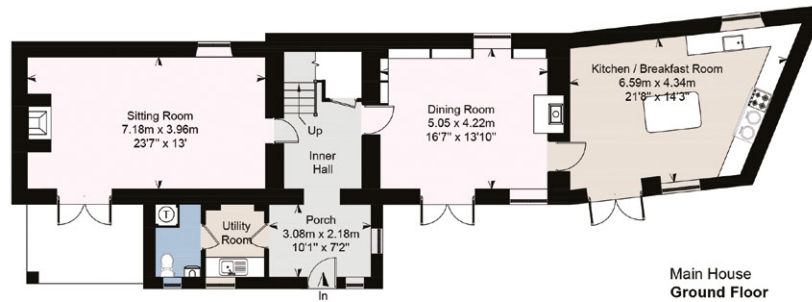




Main House
Second Floor



Main House
First Floor



Main House
Ground Floor

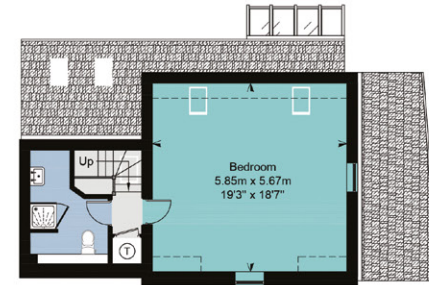
Brookside Cottage, Ewen Kemble, Gloucestershire

House
Coach House
Garage
Store
Potting Shed

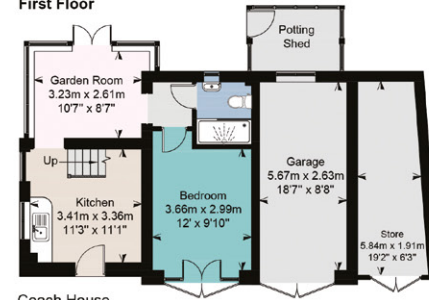
Total
(Includes House Limited Use Area
(Includes Coach House Limited Use Area

Approximate IPMS2 Floor Area
217 sq metres / 2336 sq feet
85 sq metres / 926 sq feet
15 sq metres / 161 sq feet
11 sq metres / 118 sq feet
5 sq metres / 54 sq feet

334 sq metres / 3595 sq feet
27 sq metres / 290 sq feet
4 sq metres / 43 sq feet



Coach House
First Floor



Coach House
Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation



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Job No SP3379
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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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