

HIGHFIELD HOUSE

— CHEDWORTH —



HIGHFIELD HOUSE, CHEDWORTH, CHELTENHAM, GL54 4AA

Entrance Hall • Kitchen/Dining room • Living room • Snug • Study
Cinema/Gym • Utility • 4 Bedrooms • 4 Bathrooms • Landscaped garden
Terrace • Double garage with EV charger • Gravel driveway • Ample parking
In all circa 0.8 acres

A stunning traditionally built Cotswold stone house in the heart of the village

Description

Built in 2010, Highfield House is a stunning Cotswold stone home that perfectly balances traditional craftsmanship with modern-day comfort. Thoughtfully designed, it combines the charm and character of the Cotswolds with a practical layout for contemporary living. The house has been finished to an exceptional standard, with generous proportions, light-filled spaces, and cosy corners. Underfloor heating throughout adds an extra layer of comfort, creating a warm and welcoming atmosphere in every season.

The spacious entrance hall sets the tone for this beautiful home, welcoming you with an abundance of natural light and an elegant, open layout.

At the heart of the home lies the open-plan kitchen and dining room—an elegant

yet practical space designed for family life and entertaining alike. French doors open directly onto the terrace and garden, creating a seamless transition between indoors and out during the warmer months. The kitchen is superbly equipped with modern appliances, ample storage, and generous work surfaces. A central island forms the natural hub of the room—the perfect spot for informal breakfasts, morning coffee, or evening conversations while cooking up a feast!

The living room, with its own French doors to the garden, is a wonderful place to unwind. Whether it's gathering for a special occasion or relaxing after a long country walk, this room is designed for comfort. A wood burner adds extra warmth in the colder months. For quieter moments,

the adjacent snug is a private retreat for reading or relaxing. The study offers a dedicated space for working from home, with the added benefit of Gigaclear high-speed internet ensuring reliable connectivity.

A practical utility room and a downstairs cloakroom complete the ground floor.

On the lower ground floor, a generously proportioned cinema/gym provides flexible space to suit modern family living. Ideal for movie nights, it works equally well as a home gym with plenty of room for equipment.

Upstairs comprises the principal bedroom with en suite bathroom and dressing room. Three further bedrooms, one with an en suite bathroom, are complemented by a well-appointed family bathroom and a wet room. All rooms are bright, airy, and enjoy

lovely views over the gardens and grounds.

Outside, the gardens are a true delight. Landscaped and predominantly laid to lawn, they are framed by specimen trees and mature hedging that provide both beauty and privacy. The south-facing terrace is the perfect setting for sundowners or al-fresco dining in the summer months. To the front, a gravel driveway offers ample parking and leads to the double garage, which also features an EV charger.

Highfield House is more than just a home—it's a modern country retreat that captures the timeless spirit of the Cotswolds while offering everything needed for 21st-century living.

Location

Highfield House is superbly situated in Chedworth, a stunning village in the heart of The Cotswolds. This thriving village community is home to a beautiful church, a village hall, the highly regarded St Andrews Church of England Primary School, and 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, science 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, Shipton and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

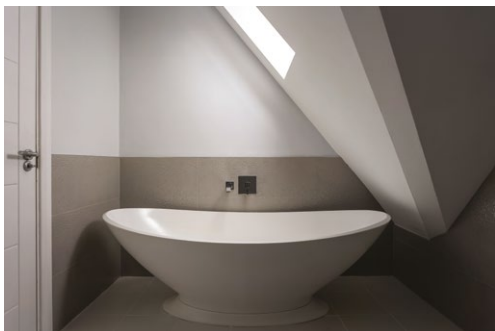
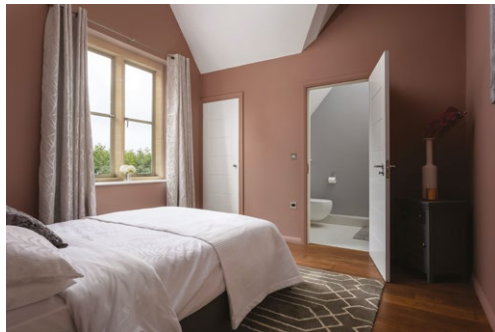
Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



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





General Information

Tenure: Freehold.

NB: There is a footpath which runs along a section of the driveway and outside the southern boundary of the garden behind a mature hedge.

Services: Mains water and electricity, Ground source heat pump, Private drainage, Klargester Treatment Plant.

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 G and EPC rating C.

Viewing: Strictly by appointment through Sharvell Property Ltd.



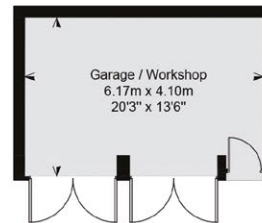
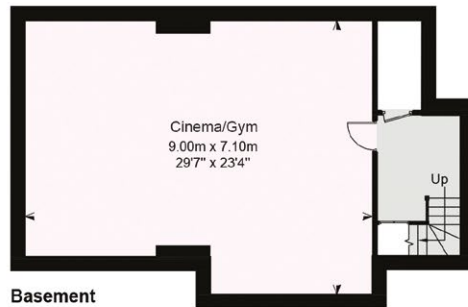
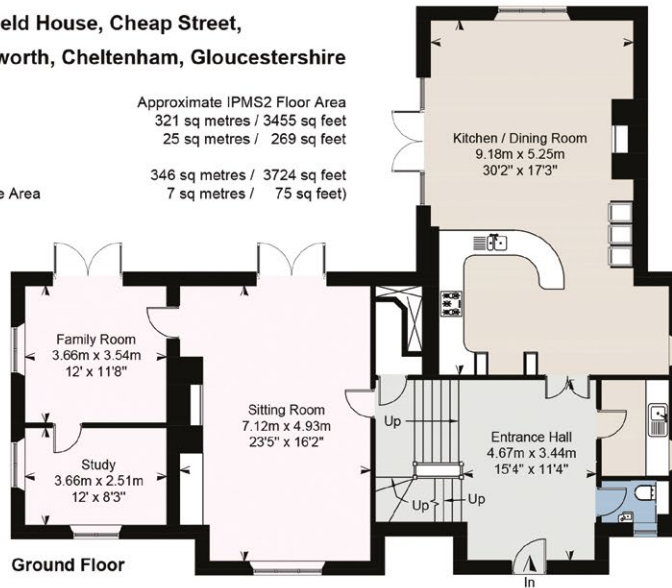
**Highfield House, Cheap Street,
Chedworth, Cheltenham, Gloucestershire**

House
Garage

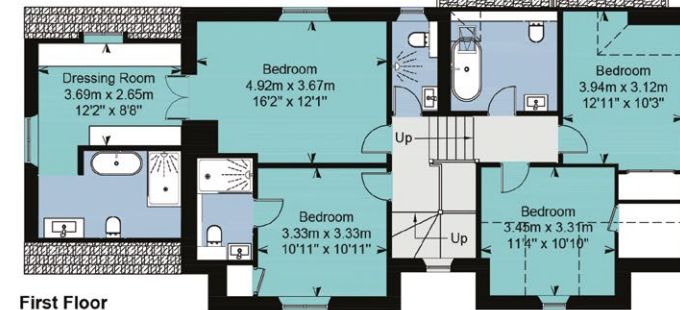
Approximate IPMS2 Floor Area
321 sq metres / 3455 sq feet
25 sq metres / 269 sq feet

Total
(Includes Limited Use Area)

346 sq metres / 3724 sq feet
7 sq metres / 75 sq feet



□ = Limited Use Area



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Job No SP3862

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation

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