

# Holmlea and Green Close, Cheap Street, Chedworth, Cheltenham

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## A pair of charming Cotswold cottages in a stunning village position.

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### Summary of accommodation

#### Green Close

Entrance hall | Garden room | Sitting room | Kitchen/breakfast room | Utility | Downstairs shower room

Bedroom one with dressing room | Bedroom two | Bedroom three with mezzanine | Family bathroom

#### Holmlea

Entrance hall | Sitting room | Dining room | Kitchen | WC

Four bedrooms | Family bathroom

Garage

### Distances

Northleach 4 miles | Cirencester 8 miles | Cheltenham 10 miles | Kemble Station 11 miles (London Paddington 80 minutes) | Cheltenham 12 miles | Oxford 34 miles  
(All distances and times approximate)



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## Situation

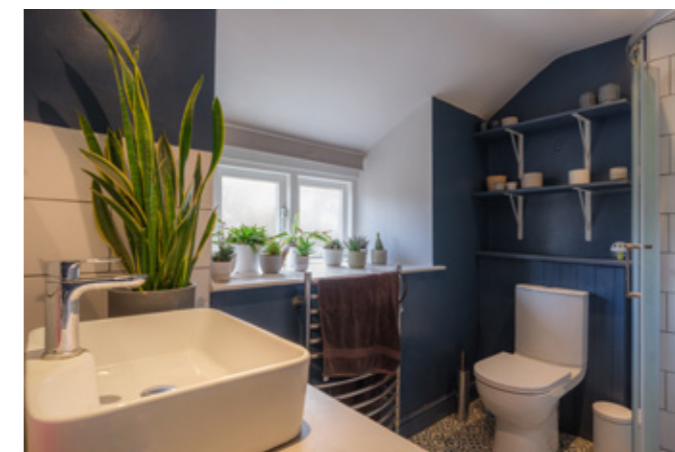
Chedworth is set in a beautiful valley within the Cotswold Area of Outstanding Natural Beauty. It has a pre-Norman church, a village school, a 17th-century pub, a village hall, a cricket ground and a football pitch. Local shops are in Northleach, with Cirencester providing a range of shops and services, including a large Waitrose, weekly markets and a monthly farmers' market. Cheltenham is within easy driving distance with a wider choice of shops and recreational and cultural facilities. The A419 dual carriageway at Cirencester provides easy access to J15 of the M4 at Swindon, and the A40 at Northleach provides links to Cheltenham and Oxford. There is an extensive network of footpaths and bridleways in the area. Polo at Cirencester Park; golf courses at Cirencester and Burford; racing at Cheltenham and Stratford on Avon; with theatres at Cheltenham and Oxford. The area is noted for its private and state schools, including Primary schools in Chedworth and Northleach. Some of the schools are The Cotswold School, Rendcomb College, Hatherop Castle, Beaudesert Park, Westonbirt, Cheltenham College, Cheltenham Ladies' College and Dean Close.





## The Property

Holmlea and Green Close are beautiful examples of conjoined Cotswold stone village cottages formally used for multi-generational living. The house could either be kept as two separate dwellings, with potential rental income, or subject to the relevant permissions, be rejoined to create a stunning large family home. On the ground floor, the properties are separated due to the multi-generational needs of the current owners. However, the property is interlinked through an upstairs bedroom, suggesting the property could be returned to a single home, subject to the relevant permissions.







## Gardens and Grounds

Outside, the property has a double garage, half of which has been converted into a studio annexe. There is off street parking for at least five cars and approximately 0.3 acres of gardens, split between formal and orchards.





## Property information

Tenure: Freehold.

Services: Mains water and electricity are connected. Private drainage and oil-fired central heating.

Local authority: Cotswold District Council

Council Tax Band: F

EPC: E

Guide Price: £995,000

## Directions (Postcode: GL54 4AA)

What3Words: ///typically.impulsive.recent

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



### Approximate Gross Internal Floor Area

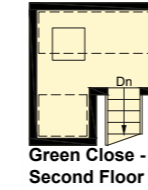
Green Close: 164.4 sq m / 1,769 sq ft

Holmlea: 150.7 sq m / 1,622 sq ft

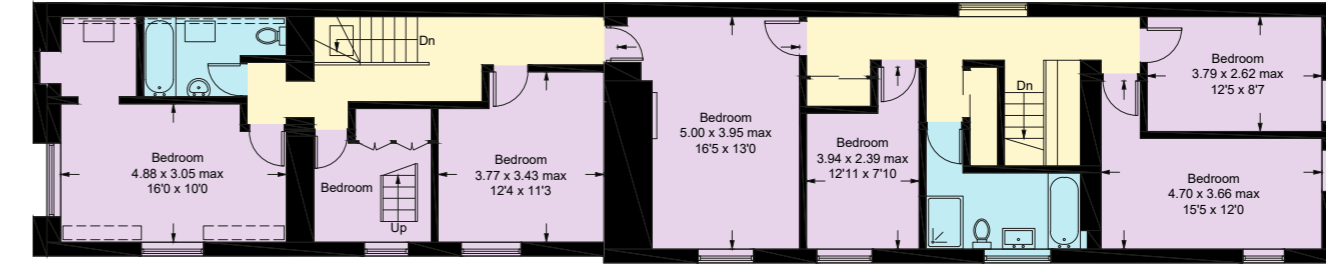
Outbuilding: 37.3 sq m / 401 sq ft

Total: 352.4 sq m / 3,792 sq ft

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.

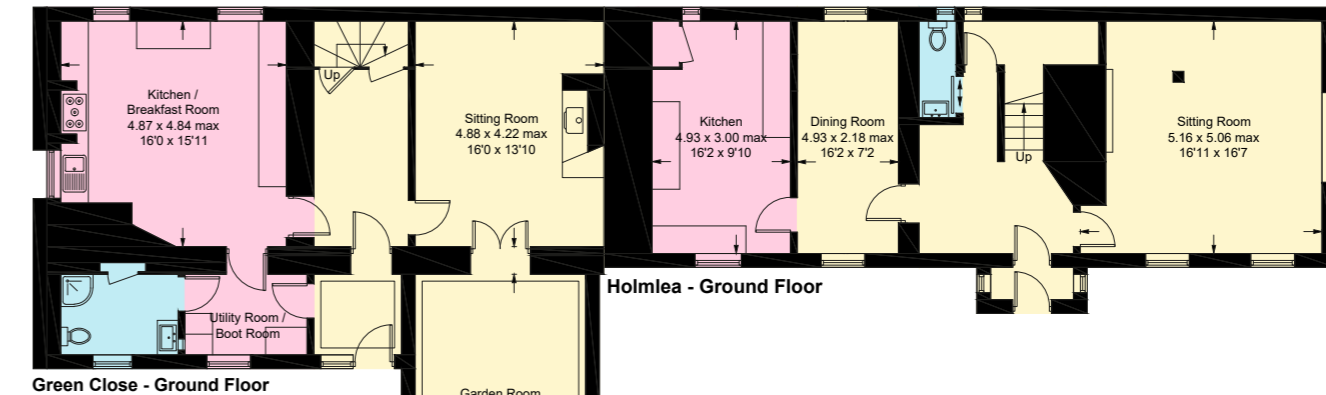


Green Close - Second Floor



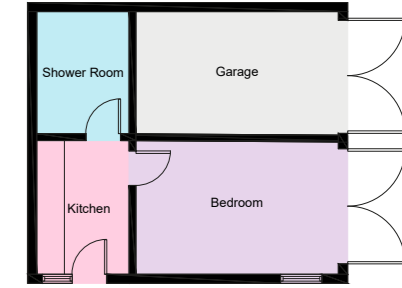
Green Close - First Floor

Holmlea - First Floor



Green Close - Ground Floor

Holmlea - Ground Floor



(Interior Layout Is Approximate)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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