



Fairhaven, Chedworth, Gloucestershire

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A beautiful four bedroom Cotswold stone house with views to the Marlborough Downs.



**Guide price:** £1,295,000

**Tenure:** Available freehold

**Local authority:** Cotswold District Council

**Council tax band:** G





## The Property

This architect-designed house offers the increasingly rare chance to buy a redeveloped family home on the edge of a very popular Cotswold village with amazing far-reaching southerly views. Newly constructed in hand cut Cotswold stone, the four bedroomed house boasts two good sized en suite bathrooms with bespoke made two bowl vanity units and large walk-in showers. The large family room kitchen comprises bespoke in-frame units incorporating a four-in-one boiling water tap, Neff ovens and Miele integrated fridge, freezer and dishwasher. Tiled floors run through the utility room, kitchen, hallway and downstairs cloakroom, with carpets fitted to the remaining rooms.

The heating system is powered by a Mitsubishi heat source pump, including underfloor heating downstairs. Outside there is ample parking to the front with a gravel driveway that leads to a separate stone built garage with a room above, which offers many possibilities for storage, hobbies or a fitness room. The rear garden is laid to lawn and has an extensive patio area.







## Situation

Fairhaven is set back off Fields Road, which forms the southern boundary of Chedworth, a highly sought-after village with a thriving community surrounded by magnificent countryside in the Cotswold area of outstanding natural beauty. Unlike many of our villages, Chedworth retains a number of facilities including an active village hall, tennis courts, an excellent primary school and a gastro-pub, The Seven Tuns. There are three other pubs within walking distance of the village. Northleach is about 4 miles away, with shops for everyday needs and the larger market towns of Cirencester and Stow-on-the-Wold between them provide more extensive shopping and recreational facilities. There are a number of excellent schools in the vicinity, including the highly regarded Cotswold School in Bourton-on-the-Water, Rendcomb College (3 miles) and all the schools in Cheltenham. Leisure facilities in the area include golf at Burford, Naunton Downs and the nearby Cirencester Golf Club at Bagendon; racing at Cheltenham; rugby at Gloucester; and water sports at the Cotswold Waterpark. The surrounding countryside has many footpaths and bridleways, providing a wide range of walking and riding opportunities.



## Services

Mains water and electricity are connected | Private drainage | Mitsubishi Air Source heat pump with underfloor heating downstairs and radiators upstairs | Fibre broadband ready.

## Distances

Northleach 4 miles, Cirencester 8 miles, Cheltenham 12 miles, Kemble Station (Paddington 75 minutes) 12 miles, Stow-on-the-Wold 12 miles, Oxford 30 miles, M5 (J11A) 12 miles, M4 (J15) 24 miles (all times and distances are approximate).

## Directions

Postcode: GL54 4NQ

# Fairhaven

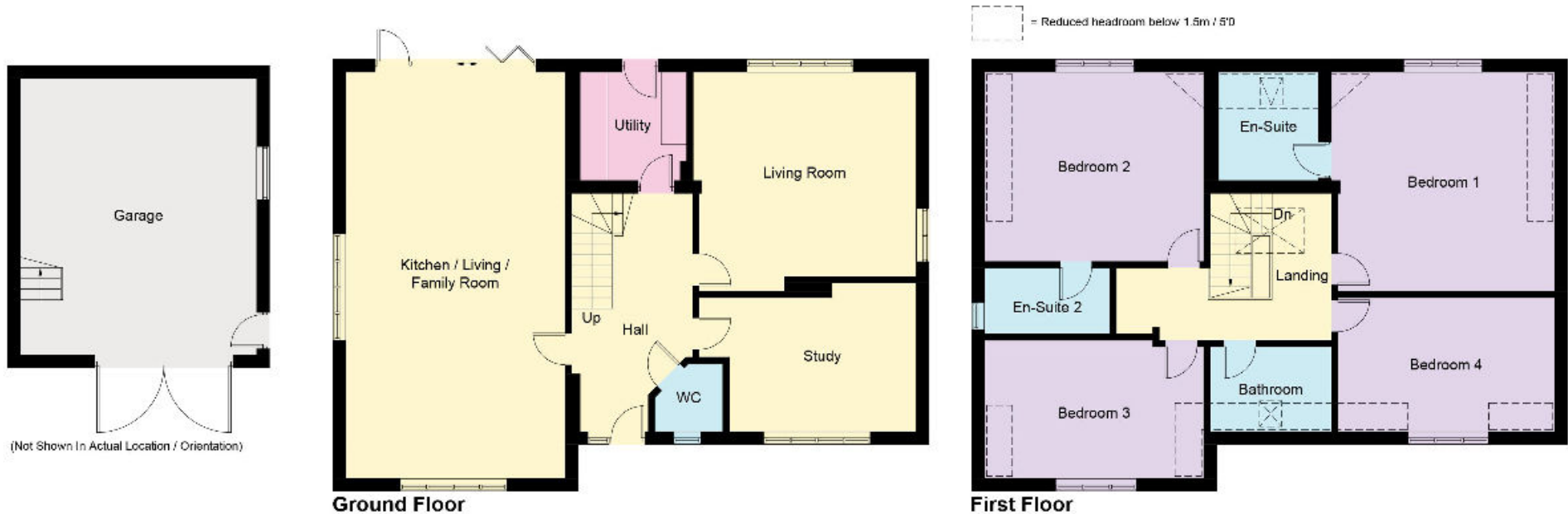
Approximate Gross Internal Area = 214 sq m / 2152 sq ft

Garage = 43.7 sq m / 470 sq ft

Total = 257.7 sq m / 2622 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.



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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 December 2023. Photographs and videos dated December 2023.

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