



Fairhaven, Chedworth, Gloucestershire





Fairhaven, Chedworth, Gloucestershire

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

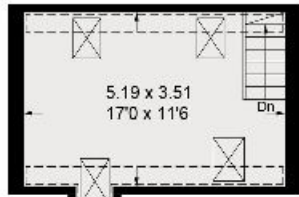
Postcode: GL54 4NQ

Fairhaven

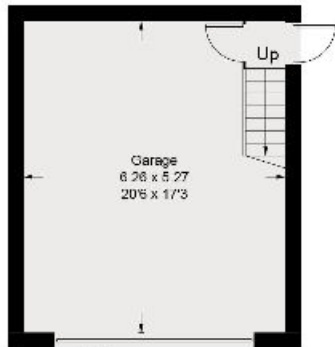
Approximate Gross Internal Area = 234.9 sq m / 2528 sq ft
 Garage = 51.8 sq m / 557 sq ft
 Total = 286.7 sq m / 3085 sq ft



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.

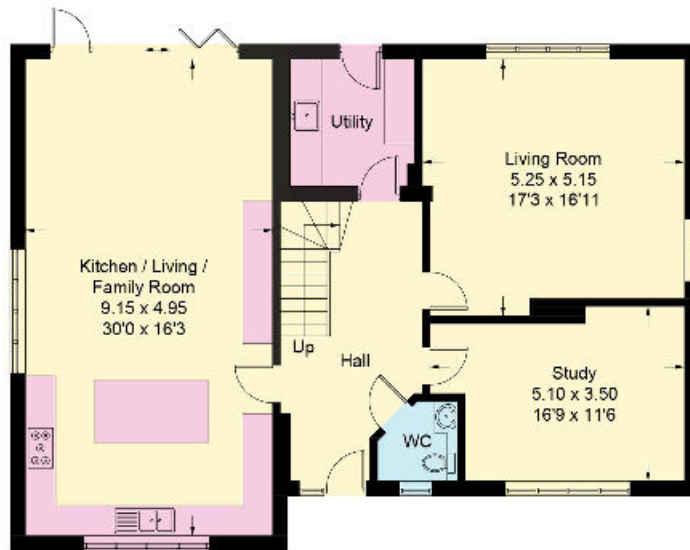


First Floor



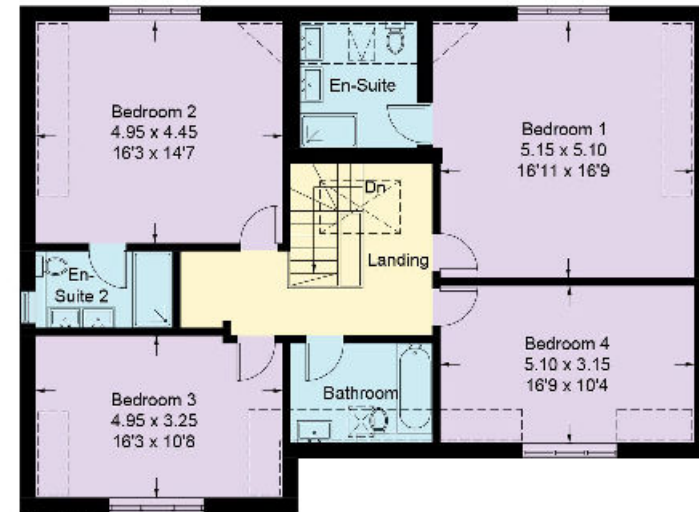
Ground Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Knight Frank

One Market Place
 Cirencester
 GL7 2PE
knightfrank.co.uk

I would be delighted to tell you more
Georgina Mason
 01285 882004
georgina.mason@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2023. Photographs and videos dated December 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

