

West Meadow

Lower Chedworth, Chedworth, Cheltenham, Gloucestershire





An attractive Cotswold stone farmhouse with a two bedroom annexe and approximately 3 acres of gardens and grounds.

Northleach 4 miles | Cirencester 9 miles | Cheltenham 10 miles | Kemble Station 10 miles (Paddington 80 minutes)
Stow-on-the-Wold 12 miles | M4 (J15) 22 miles | Oxford 30 miles
(All distances and times approximate).

		
5-7	2-4	3-6

Summary of accommodation

Main House

Ground Floor: Hall | Kitchen/dining room | Sitting room | Study | Utility room | WC

First Floor: Principal bedroom with en suite shower and balcony | Three further bedrooms | Family bath and shower room

Second Floor: Two loft rooms

Annexe

Ground Floor: Porch | Kitchen/dining room | Sitting room | Utility room | Shower room

First Floor: Study | Two bedrooms | Bathroom








Garden and Grounds

Outbuildings | WC | Shower room | Kitchen area | Garden | Paddock

In all about 3 acres

Situation

(Distances and times are approximate)

- The Stump at Fosse Cross, The Fossebridge Inn at Fossebridge, The Mill Inn at Withington, The Frogmill at Andversford, and The Wheatsheaf Inn at Northleach.
- St Andrew's Primary School in Chedworth, Cotswold School, Rendcomb School, Withington Primary School, The Cheltenham Ladies' College, Cheltenham College, Dean Close and St Edwards.
- Excellent walking and cycling on the extensive network of footpaths, roads, and bridleways across the region.
- Kemble - London Paddington (from 70 mins) and Cheltenham Spa.
- Cheltenham, Stratford upon Avon and Warwick. Polo at Cirencester and Longdole. Trail hunting with the Cotswold and Heythrop Hunt.
- Andoversford, Naunton Down, Cirencester and Burford.
- Everyman Theatre in Cheltenham and The Barn in Cirencester.



The Property

West Meadow is an attractive detached house with origins dating back at least 200 years and more recent additions. Originally a pair of farm workers' cottages, it was built in a traditional style of Cotswold stone under a natural stone tiled roof. The two substantial extensions, added to the south and east elevations, are in matching materials. The accommodation is both light and spacious and arranged over three floors, extending to just over 3,000 sq ft in total. Most of the windows are double-glazed, and the house is not listed but is within a conservation area.

Across the gravel drive from the main house is a two bedroom detached annexe with a private courtyard garden and separate parking from the main house. The current owners have extended and remodelled the property to create excellent secondary accommodation, which could be let out on a short or long term tenancies to generate an income.







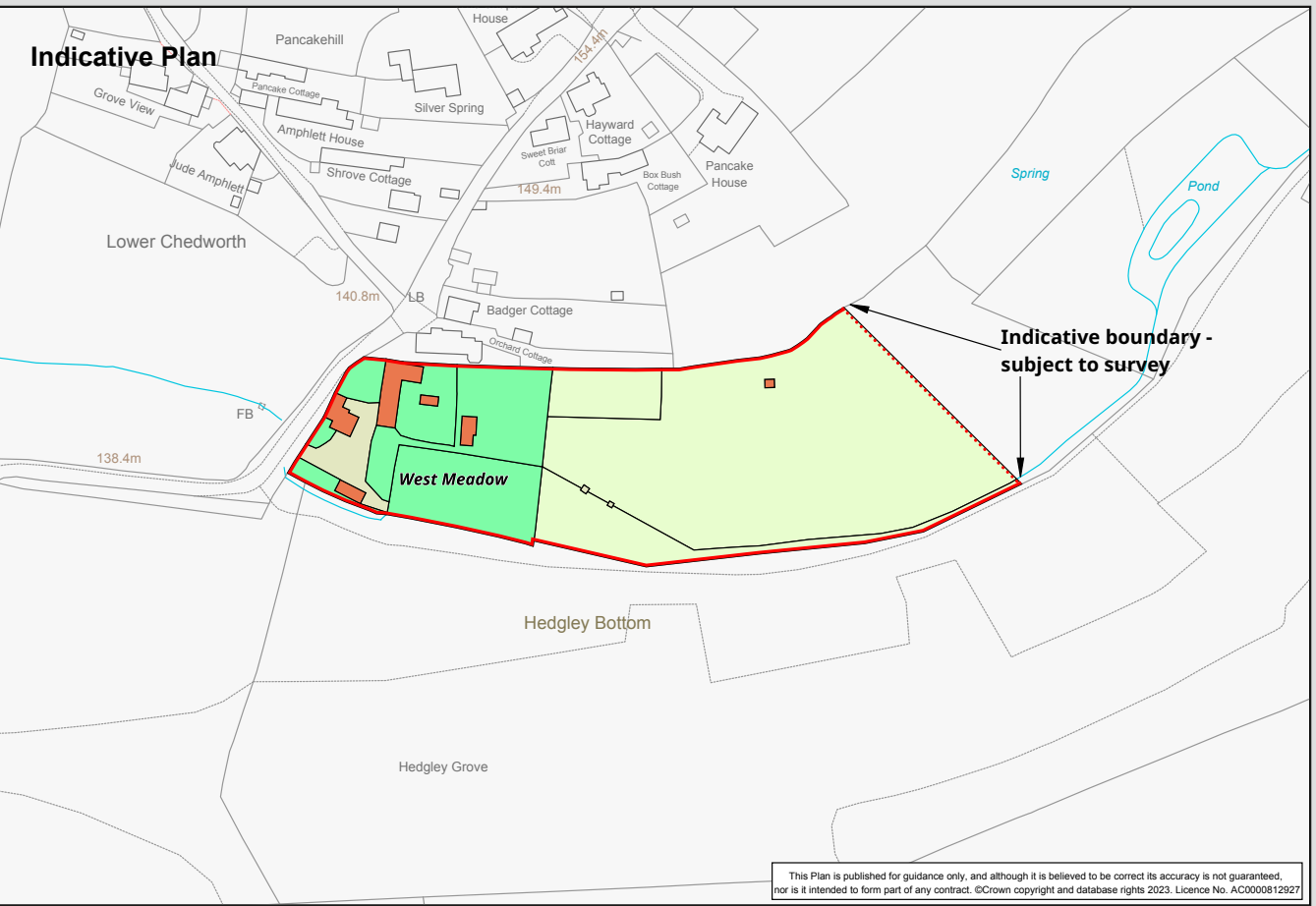
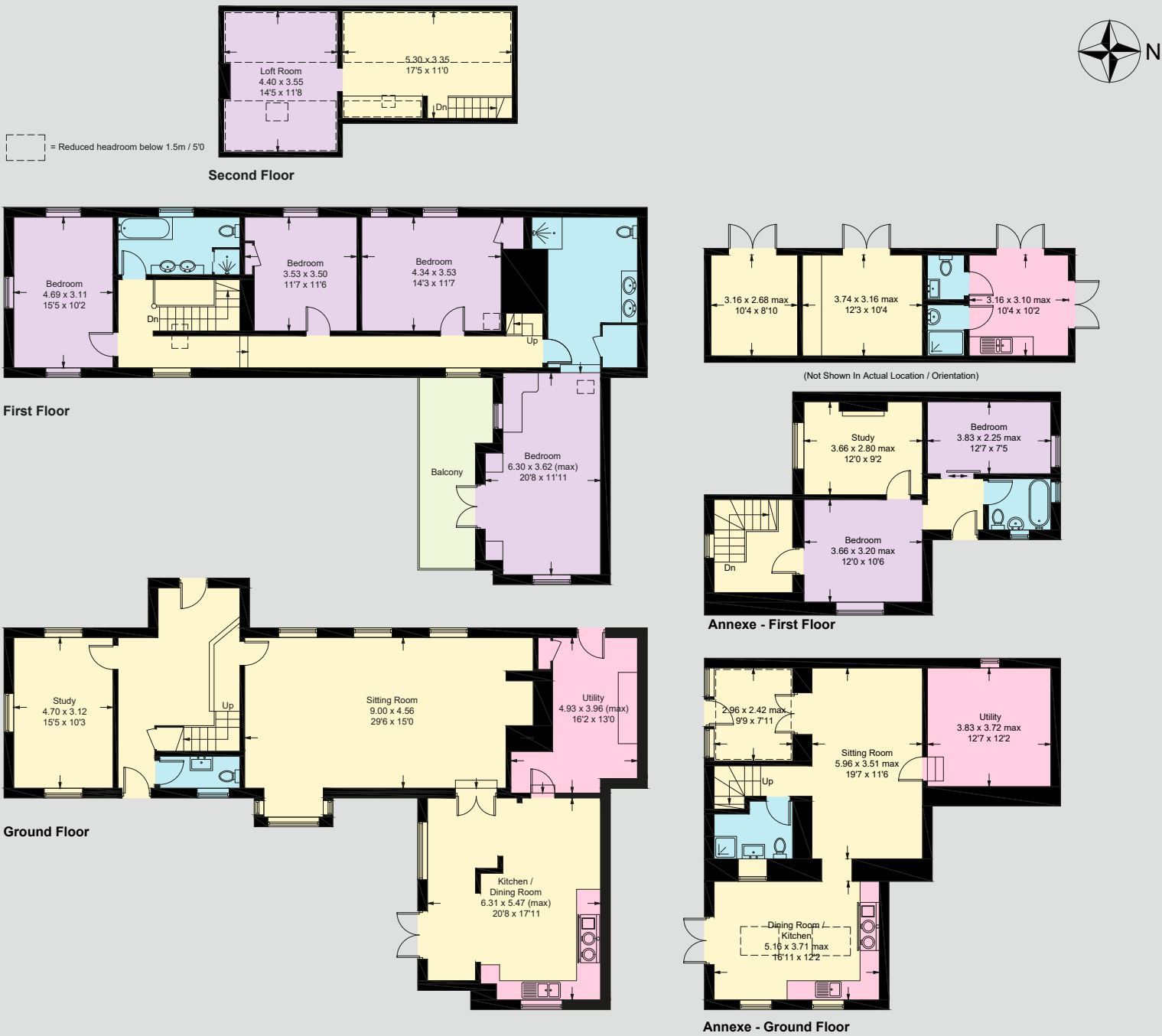




FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 279 sq.m / 3,003 sq.ft
Annexe: 123.9 sq.m / 1,334 sq.ft
Outbuilding: 35.1 sq.m / 378 sq.ft
Total Area: 438 sq.m / 4,715 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.



Outside

The property is approached off a quiet village lane leading to a large private car park and turning area. The garden and peaceful setting are particularly attractive feature of the property and extends to about an acre in total. The house is on the south-facing slope of a shallow wooded valley and has been terraced in the past into three different levels separated by Cotswold stone retaining walls. Beyond the garden is a lovely paddock which can be accessed by a track to the side of the garden. There is an arrangement of outbuildings across the driveway from the main house.

Property Information

- Tenure:** Freehold
- Services:** Mains water, soil drainage to a bio-disc sewage treatment plant, and oil fired central heating.
- Local Authority:** Cotswold District Council
- Council Tax:** Band G
- EPC:** E
- Guide Price:** £1,775,000
- Postcode:** GL54 4AN
- What3Words:** ///trouser.annual.victory
- Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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 March 2025. Photographs and videos dated March 2025.

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