

Walnut Tree House

Cheap Street, Chedworth, Cheltenham



A well presented family home with secluded gardens and secondary accommodation in the desirable village of Chedworth.

Northleach 6 miles | Cirencester 8 miles | Cheltenham 11 miles | Kemble Station 13 miles (Paddington 80 minutes)
Stow-on-the-Wold 14 miles | M4 (J15) 22 miles | Oxford 34 miles
(All distances and times approximate).



4-5



2-3



3

Summary of accommodation

Main House

Ground Floor: Kitchen/breakfast room | Sitting room | Dining room | Study | WC

First and Second Floor: Bedroom with en suite bathroom | Three further bedrooms | Family shower room

Outside

Gardens | Terrace | Double garage | Studio bedroom with shower room | Two stables and a tack room



Situation

(Distances and times are approximate)



The Mill Inn at Withington, The Frogmill at Andversford, and The Wheatsheaf Inn at Northleach.



Chedworth 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.



Trains: Kemble - London Paddington (from 70 mins) and Cheltenham Spa



Racing at Cheltenham, Stratford upon Avon and Warwick. Polo at Cirencester and Longdole. Trail hunting with the Cotswold and Heythrop Hunt.



Andoversford, Naunton Down and Burford.



Everyman Theatre in Cheltenham and The Barn in Cirencester.



The Property

Walnut Tree House is situated in the heart of the desirable village of Chedworth. Built in a traditional Cotswold manner with a stone roof. The property is Grade II listed and has been extended over the years and was many years ago "The Old Wagon and Horses". It is a fantastic family house which retains a huge amount of period charm and character.

The ground floor comprises a spacious and homely sitting room with a wood log burner and a dining room with views over the garden. At the back of the house are the kitchen/ breakfast room, study, and WC.

There are two double bedrooms on the first floor, the principal bedroom has a large en suite bathroom, and there is a separate family shower room. There are then two further bedrooms on the second floor.



Outside

The garden is primarily laid to lawn and has been landscaped by the current owners over the years. Flower beds are dotted throughout the grounds, and a tiled patio area is ideal for outdoor dining. The property benefits from a double garage and off street parking for several cars. It is enclosed by mature hedges and a Cotswold stone wall offering a strong sense of privacy.

Above the double garage is an annexe with a bedroom and ensuite shower room that is perfect as secondary accommodation.

Finally, there are two stables and a tack room which offer potential for alternative uses.

Property Information

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating, fibre broadband and private drainage.

Local Authority: Cotswold

Council Tax: Band G

EPC: F

Guide Price: £1,250,000

Postcode: GL54 4AA

What3Words: /// glue.blip.greyhound

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

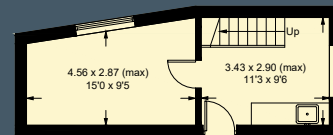
Approximate Gross Internal Floor Area

House = 246.3 sq.m / 2651 sq.ft

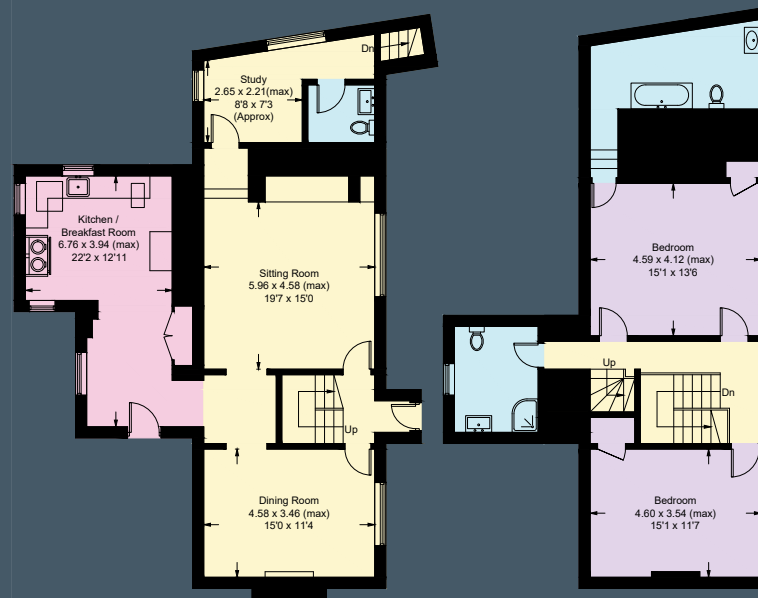
Outbuildings = 98.2 sq.m / 1057 sq.ft

Total = 344.5 sq.m / 3708 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.



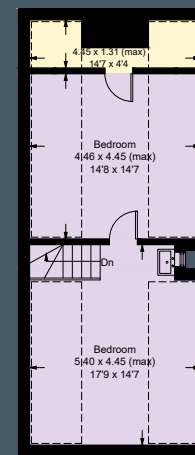
Lower Ground Floor



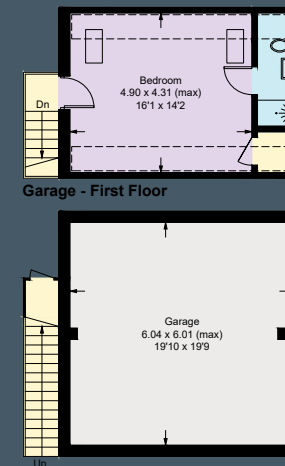
Ground Floor

First Floor

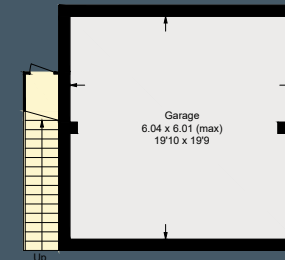
[Dashed line symbol] = Reduced headroom below 1.5m / 5'0



Second Floor

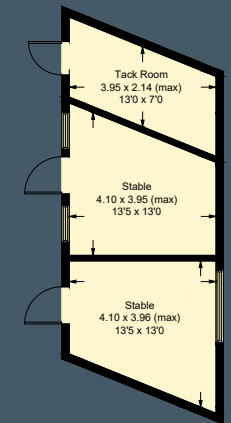


Garage - First Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Knight Frank

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I would be delighted to tell you more

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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 June 2025. Photographs and videos dated June 2025.

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