



WEST MEADOW  
LOWER CHEDWORTH, GLOUCESTERSHIRE



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A TRADITIONAL FARMHOUSE WITH A COTTAGE AND OUTBUILDINGS  
SITUATED IN AN IDYLIC SETTING WITH GARDENS AND A Paddock.

Main House: Reception Hall • Cloakroom • Study • Sitting Room • Kitchen Dining Room and Utility Room

Main Bedroom with Large En Suite Shower/Dressing Room • Three Further Bedrooms • Family Bathroom

Two Attic Rooms on the Second Floor.

Cottage: Kitchen Dining Room • Sitting Room • Shower Room • Storage Room • Three Bedrooms, Bathroom.

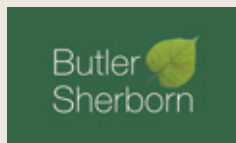
Outside: Mature Gardens with Terrace • Outbuildings and Parking • Paddock.

In all about 3 acres.

*Northleach 4 miles, Cirencester 9 miles, Cheltenham 11 miles, Oxford 35 miles  
Kemble Station 11 miles (London, Paddington about 80 minutes) M5 (J11) 12 miles, M4 (J15) 23 miles  
(all times & distances approximate)*

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## DESCRIPTION

Thought to originate from the 19th century with later extensions in the 1990's, West Meadow is a very attractive traditional Cotswold farmhouse with generous and flexible accommodation arranged over three floors with character features throughout. On the ground floor a reception hall leads to a study, cloakroom, a spacious drawing room, and fully fitted kitchen dining room with an Aga which forms the heart of the home with a practical utility room. On the first floor a superb main bedroom with French doors opening to a south-facing terrace has a large en-suite shower/dressing room. There are three further double bedrooms and a family bathroom. The second floor has two attic bedrooms with roof lights. In all just under 3,000 sq ft.

Located within close proximity to the house yet retaining privacy, is the detached cottage with a courtyard garden and parking. The current owners have created a spacious three bedroom property with a lovely open plan fitted kitchen dining room with a four oven

Aga and sitting room. There is also a useful storeroom and shower room with WC on the ground floor. Suited to house guests, a relative or a holiday/long term let this provides superb additional accommodation.

## OUTSIDE

The property is fronted by ample private parking which accessed from a quiet country lane. The gardens and ground provide a magical backdrop to the house which has an idyllic outlook over the south facing wooded valley. Mainly laid to lawn with a gently running brook, the gardens have been terraced with retaining walls and terraces which offer the best spots for summer entertaining. Accessed from a track to the side of the garden is a paddock with wooden sheds and a greenhouse. In all about 3 acres. A range of outbuildings include garaging and storage with electricity. There is also a garden room with plumbing for a washing machine and dishwasher as well as a bath/shower room and separate WC.

French doors open from the garden room on to a private seating area.

## SITUATION & AMENITIES

West Meadow occupies a peaceful setting on the edge of Lower Chedworth, which is set in a beautiful valley within the Cotswold Area of Outstanding Natural Beauty and is in a Conservation Area. Chedworth has a pre-Norman church; a village school; a 17th Century pub; a village hall with a weekly community café; cricket ground, tennis courts and football pitch; and many clubs and societies. 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 Cottage

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 Cirencester, Cheltenham, and Oxford.

The area is noted for both its private and state schools. These include Primary schools in Chedworth and Northleach (Ofsted Good) and the Cotswold School (Ofsted Outstanding), Rendcomb College, Hatherop Castle, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies' College and Dean Close.

Communications in the area are excellent with high-speed internet in both house and cottage and easy access to major hubs and international airports in the Southwest, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services. The A419 dual carriageway at Cirencester provides easy access to J15 of the M4 and the A40 at Northleach provides links to Cheltenham and Oxford.

### SERVICES

Mains water and electricity. Oil fired central heating (boilers located in the utility room of the main house and outside the cottage). Private drainage (Klargester is located to the right of the driveway). Gigaclear broadband 300 Mbps. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars, the carpets and the light fittings, are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.







## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.







## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council W: [cotswold.gov.uk](http://cotswold.gov.uk)

## COUNCIL TAX

House: Band G

Cottage: Band B

## EPC

House: E

Cottage: E

## VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE GL54 4AN)

From Cirencester take the A429 (Fosseway) to Stow-on-the-Wold and Northleach. After approximately 6 miles, just after The Stump, turn left for Chedworth. Take the first turning on the right, into the village. Follow this road down past a number of houses on the right-hand side until you reach a T junction with the valley opening up to the front. Turn right and continue straight for approximately 0.3 miles and the property is located ahead accessed through double wooden gates.

what3words: ///Junior.piano.rejoins

## DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: May 2024. Particulars written: May 2024. Brochure by [wordperfectprint.com](http://wordperfectprint.com)

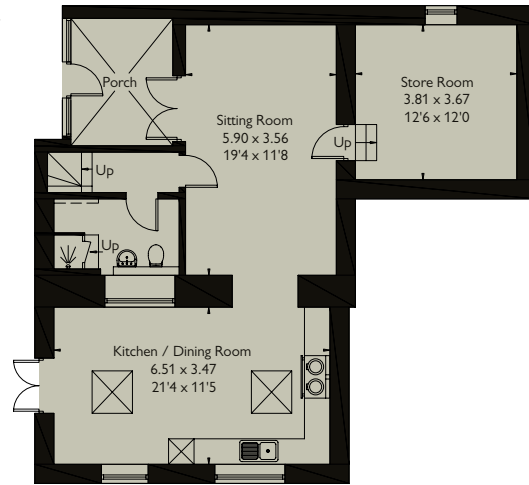


Approximate Floor Area = 274.7 sq m / 2957 sq ft

The Cottage = 129.0 sq m / 1388 sq ft

Outbuilding(s) = 40.4 sq m / 435 sq ft

Total = 444.1 sq m / 4780 sq ft

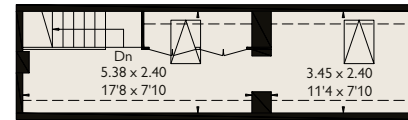


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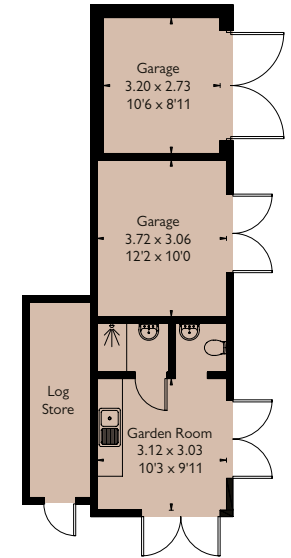
The Cottage - Ground Floor



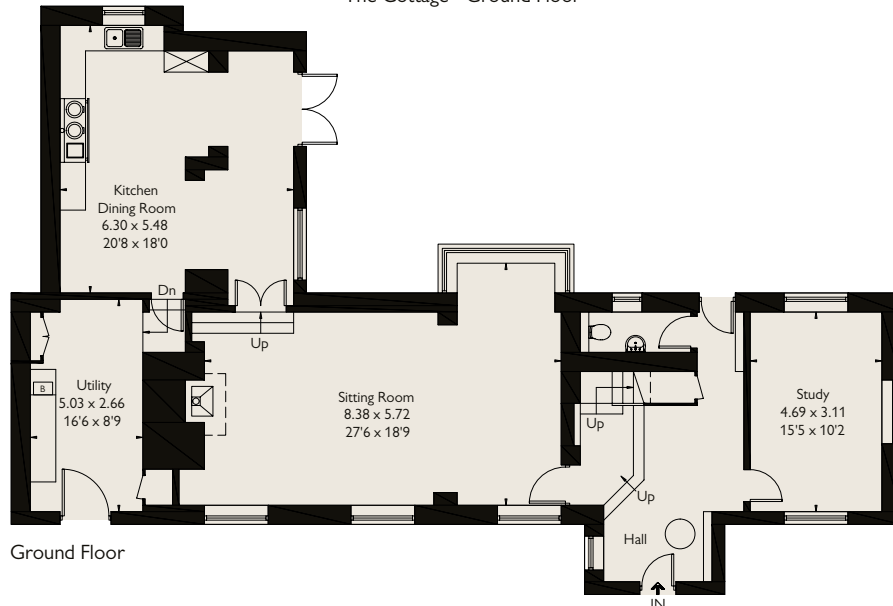
The Cottage - First Floor



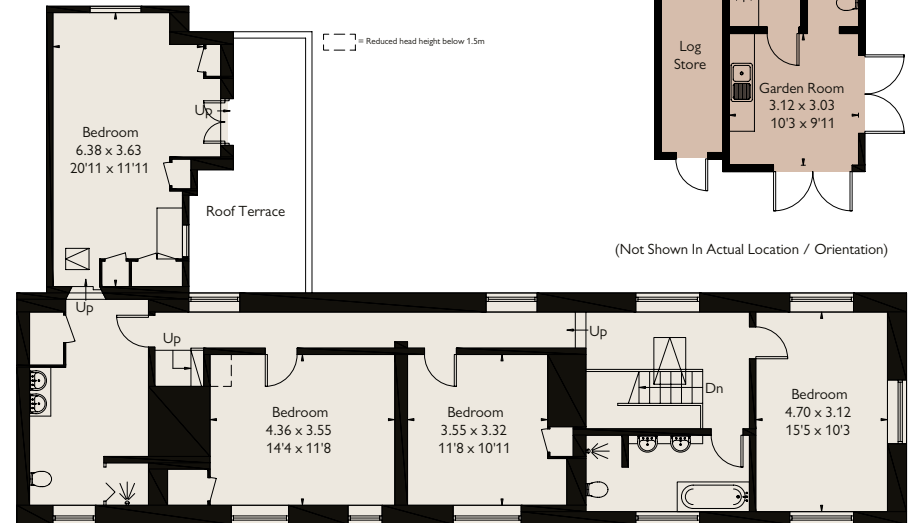
Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69598





Butler   
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