



THE OLD BAKERY
CHEDWORTH, GLOUCESTERSHIRE

Northleach 5 miles, Cirencester 8 miles, Cheltenham
12 miles, Oxford 33 miles, Kemble Station 12.5 miles
(London Paddington about 70 minutes)
(All times and distances approximate).

A SPACIOUS AND VERSATILE
HOME WITH AN ATTACHED
ANNEXE, SITUATED ON
A QUIET LANE IN THE
CONSERVATION AREA AND
CENTRE OF AN IDYLIC
COTSWOLD VILLAGE, WITH
A GLORIOUS SOUTH FACING
GARDEN AND ORCHARD.



Cirencester Office: 43-45 Castle Street, Cirencester,
Gloucestershire, GL7 1QD T 01285 883740
E elizabeth@butlersherborn.co.uk
www.butlersherborn.co.uk

The London Office: 40 St James's Place, London,
SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
www.tlo.co.uk



Ground Floor: Entrance Hall • Kitchen/Breakfast Room
Sitting Room • Dining Room/ Study/Office • Inner Hall
Utility/Cloakroom

First Floor: Galleried Landing • Principal Bedroom with
En Suite Shower Room • Double Bedroom

Second Floor: Central Landing • Two Eaves Bedrooms
Bathroom

The Old Bakehouse Annexe: Sitting Room/Dining Room
Kitchen • Double Bedroom with Dressing Room
spacious Bathroom with shower

Outside: Private Parking for One Vehicle • South Facing
Landscaped Gardens • Vegetable Garden • Wooden
Bridges Over Stream to Orchard • Wildlife Pond

Freehold

DESCRIPTION

The Old Bakery is a charming Cotswold stone village property located in the conservation area in the sought-after and desirable village of Chedworth. Dating back to the early 1800's, the property now offers a mix of period charm and contemporary style with generous and well-balanced living accommodation arranged over three floors, complemented by an attached one-bedroom annexe. This versatile home has well proportioned rooms and retains many period features including some exposed stone walls, stone fireplaces and exposed beams.

The property is accessed from the village lane and into a vaulted entrance hall which spans the width of the house. The glass walkway, which has a modern edge has full height oak and glass windows and doors, flooding the property with natural light and offering a fabulous view over the gardens and countryside beyond. The hallway leads to the light, contemporary style kitchen/breakfast room which is fully fitted with handmade bespoke units designed by Dominic Ash, a butlers sink, an electric Aga, and a vaulted ceiling with exposed beams.



The oak and glass windows continue into the kitchen with bi-folding doors opening to the terrace and garden and window seats. The [snug] opens from the kitchen; a cosy room with a window onto the village lane and an exposed stone fireplace with wood-burning stove. Adjacent to the snug is the sitting room, which is used as a study/office with stone fireplace and wood-burning stove, and internal sash window opening to the glass walkway. The inner hall gives access to the cloakroom/utility which has plumbing for a washing machine and tumble dryer.

The stairs lead to a galleried landing with beautiful original exposed beams. The principal bedroom with dual aspect is located to one side and has an en suite shower room. There is a second double bedroom on the first floor with an original back staircase leading to the second floor. The main staircase leads to the second floor to a generous landing area, two further double bedrooms, and a bathroom.

THE OLD BAKEHOUSE ANNEXE

Accessed through a glass and oak door from the main house, The Old Bakehouse Annexe used to be the original bakehouse for the village and is now a stylish one-bedroom cottage. On the ground floor is a spacious sitting/dining room with wood-burning stove, fully fitted kitchen with integrated appliances and French doors to the garden, and a shower room. Accessed from a hand crafted staircase a bedroom with built in bathtub at one end, plus a walk-in wardrobe with plenty of storage. The Old Bakehouse Annexe can house friends and family or generate an income through Airbnb.

GARDENS & ORCHARD

A number of doors open from the house onto a terrace that spans the width of the property creating a wonderful flow from indoors to out. The formal garden is landscaped and mainly laid to lawn with gravel pathways and an ancient apple tree. The gardens lead to the gravelled vegetable garden with raised beds, patio area, and freestanding shed with side store.

On either side of the garden, two wooden bridges lead over the stream to the orchard planted with fruit trees and wildflowers. A wildlife pond is located in the orchard. This tranquil haven offers the most romantic view over the valley and across neighbouring countryside and provides a wonderful feeling of space.

SITUATION & AMENITIES

Chedworth is set in a beautiful valley within the Cotswold Area of Outstanding Natural Beauty. It has a pre-Norman church, a village school, a 17th Century pub, monthly produce market, village hall, cricket ground and football pitch. The area is renowned for its fabulous walking with Chedworth Roman Villa located within walking distance. Local shops are in Northleach, with Cirencester providing a more extensive range of shops and services including weekly charter markets and a fortnightly farmers' market.

Cheltenham is within easy driving distance with a wider choice of shops and recreational and cultural facilities. The A419 dual carriageway at Cirencester provides easy access to J15 of the M4 at Swindon and the A40 at Northleach provides links to Cheltenham and Oxford. The area is noted for both its private and state schools.

SERVICES

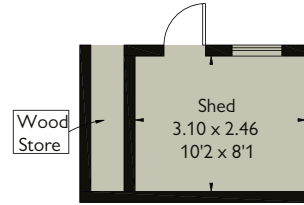
Mains water. Independent oil-fired central heating and electricity to both house and annexe. Private drainage from house and annexe to septic tank. Gigaclear broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

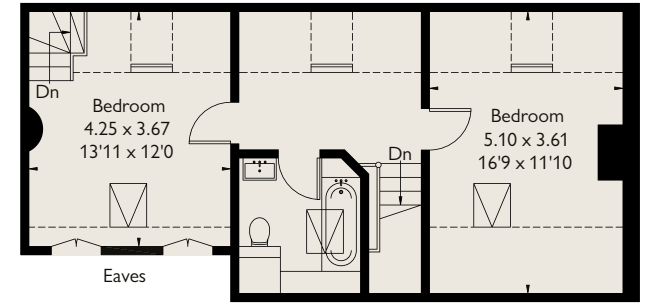
Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.



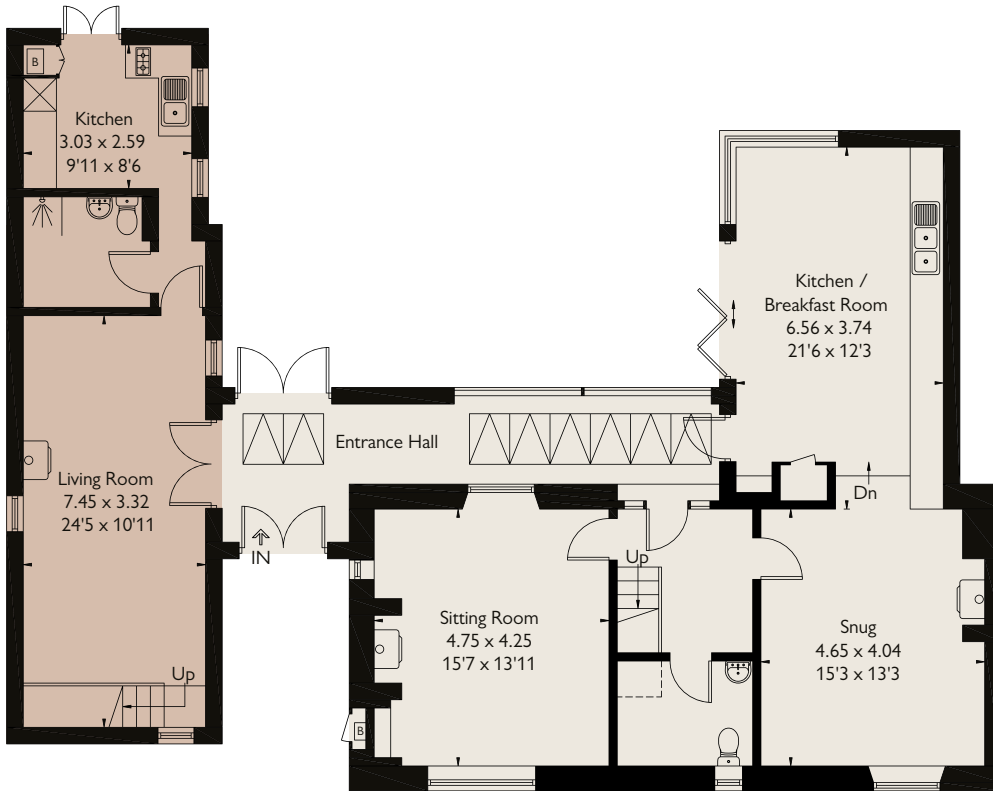
Approximate Floor Area = 268.3 sq m / 2888 sq ft (Excluding Shed)



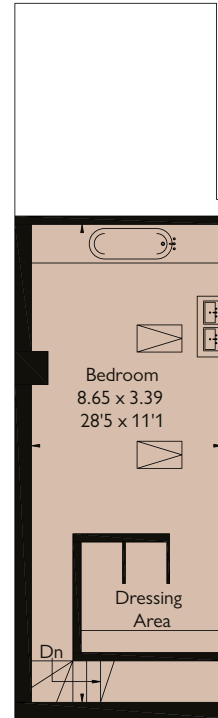
(Not Shown In Actual Location / Orientation)



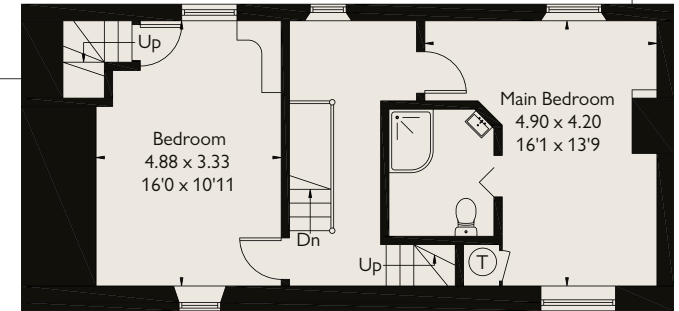
Second Floor



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 #64327

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.

LOCAL AUTHORITY

Cotswold District Council
Council Tax : Band F

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

DIRECTIONS (POSTCODE GL54 4AG)

From Cirencester take the A429 (Fosseway) to Stow-on-the-Wold and Northleach. After approximately 6 miles, just after The Stump pub, turn left for Chedworth. Continue on this road and at the crossroads take the right hand turning past the village hall. Proceed along the village lane and turn left at the T-junction onto Cheap Street. Continue straight turning right onto Queen Street, and follow the lane down the hill where The Old Bakery will be located on the right hand side.

what3words: ///beard.undertook.talents



www.butlersherborn.co.uk



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

