

ROOKERY COTTAGE

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 distances and times are approximate)

A charming cottage with a detached annexe and an enchanting garden, located in an elevated position in this idyllic Cotswold village

Ground Floor: Kitchen • Sitting Room with wood burner
Dining Room

First Floor: Main Bedroom • Bathroom • Bedroom 2

Annexe: Kitchen Sitting Room • Bedroom
Shower Room

Outside: Private Parking • Landscaped Garden and Terrace • Garden office with wood burner • Shed
Covered Deck with outdoor kitchen

Butler 
Sherborn

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DESCRIPTION

Rookery Cottage is the most charming two-bedroom village house with enormous character located in a tranquil location in the popular village of Chedworth. Fully renovated and extended by the current owners, while retaining original features, the accommodation is arranged over two floors. Beautifully presented throughout and now with a superb dining space with Bi-fold doors opening to the garden. The main house is complimented by a very useful detached one-bedroom annexe which could serve a number of uses. Outside the garden, with lovely views, offers a wonderful extension to the main house for outdoor entertaining with seating areas and a covered deck which is currently used all year round. There is also a garden office with wood burner and storage shed. Rookery Cottage also has private parking for two cars.

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, 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 and electricity. Private drainage. Oil fired central heating and underfloor heating in the dining room and bathroom. Gigaclear broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

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.

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.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band F

EPC

Band D



Rookery Cottage

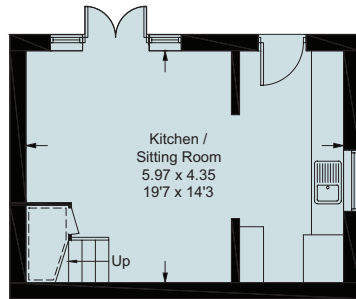
Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft

Annexe = 43.6 sq m / 469 sq ft

Outbuildings = 13.6 sq m / 146 sq ft

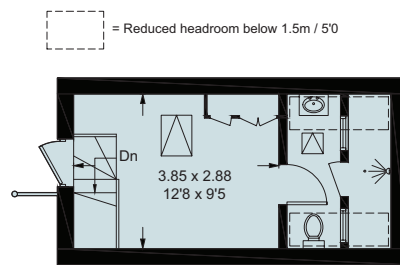
Total = 158.8 sq m / 1709 sq ft

(Excluding Covered Deck)

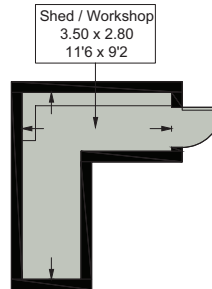


Annex - Ground Floor

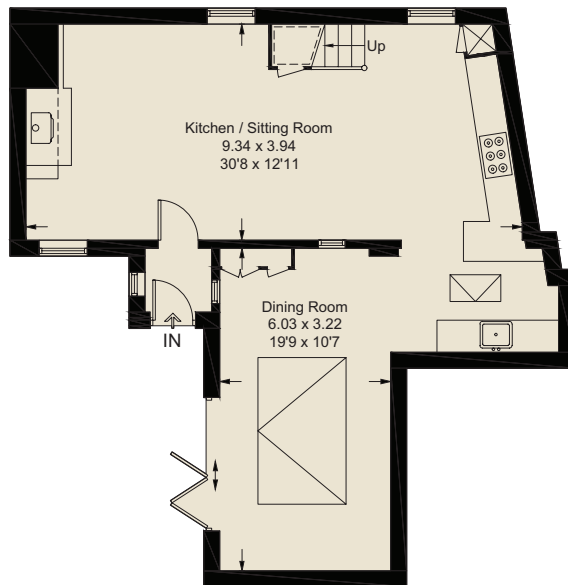
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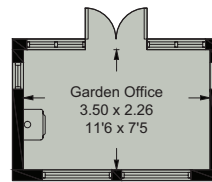
Annex - First Floor



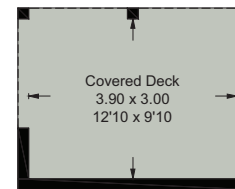
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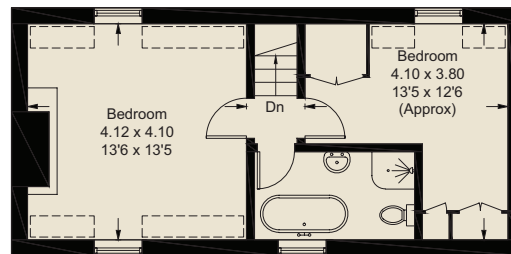
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238416)



Annexe



Annexe





VIEWINGS

Please telephone Butler Sherborn, Cirencester Office
T 01285 883740 or The London Office T 0207 839 0888.
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DIRECTIONS (GL54 4AJ)

Once in Chedworth continue along Cheap Street in Middle Chedworth until you reach the Butler Sherborn For Sale board on the right-hand side. For viewings, please park on the lane and come through the gate "Rookery Cottage"

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