



PEGGLESWORTH HOUSE

Andoversford, GL54 5LS



PEGGLESWORTH, ANDOVERSFORD, CHELTENHAM, GL54 4LS

Overlooking glorious Cotswold countryside and offering a wonderful opportunity, a substantial period property set in over an acre, all requiring complete modernisation.



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EPC

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Local Authority: Cotswold District Council

Council Tax Band: F

Tenure: Freehold

Guide price: £875,000



GENEROUS LIVING SPACE IN A PRIVATE SETTING

Set in just over an acre, Pegglesworth House is an impressive detached country residence offering extensive accommodation arranged over two floors, combining generous proportions with a versatile layout well suited to family living. Positioned in a quiet rural hamlet close to Andoversford, the property benefits from stunning views and enjoys a wonderful sense of privacy while remaining within easy reach of Cheltenham and the surrounding Cotswold countryside.







SPACIOUS INTERIORS WITH CAPTIVATING VIEWS

The house is approached via an entrance hall which provides access to the principal reception rooms. The sitting room is undoubtedly one of the property's standout features, measuring almost 30 feet in length and providing an excellent space for entertaining, family gatherings and everyday living. Adjacent to the sitting room is a formal dining room, ideal for more traditional entertaining, whilst a separate snug or study offers a cosy additional reception room.

The kitchen is centrally positioned within the house and provides a practical workspace with easy access to the principal living areas. A cloakroom completes the ground floor accommodation.

Three bedrooms are located on the first floor accompanied by a shower room. Stairs rise again another half floor to a substantial principal bedroom suite that provides a peaceful retreat away from the main living accommodation. The bedroom is particularly generous in size and is served by an en suite bathroom, together creating a comfortable and private principal suite with captivating views to the south.







VERSATILE SPACE WITH ANCILLARY POTENTIAL

There is a large cellarage with good head height. To the side of the main building is a later single storey extension which adds another level of versatility of the property. Historically used as an independent annex to the main house, it operates well with the main house and could be a boot room, home office, stores, boiler room etc. These spaces offer excellent storage and provide considerable scope for hobbies, workshops, home working or further ancillary accommodation, subject to any necessary consents.

Overall, Pegglesworth House offers an increasingly rare combination of substantial accommodation, character and flexibility in an attractive rural location. The property is not historically listed.







Approx. gross internal area 5067 sq ft / 470.8 sq m - inc. cellar

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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