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# CHERRY TREE HOUSE, JACKAMENTS, RODMARTON, NR KEMBLE, GL7 6PL

## *The Property*

Cherry Tree House is a much-loved family home, having been enjoyed for over 21 years, and is nestled in the heart of the Cotswolds. Originally a substantial six-bedroom detached residence, the property has been thoughtfully divided to create two semi-detached dwellings, offering a rare opportunity to acquire a home of both character and versatility.

Positioned at the head of a quiet lane, the approach is both private and welcoming. A neighbouring property has a right of access to the initial section of the driveway, with Cherry Tree House's parking located to the right, providing space for four vehicles with ease. The approach leads to the entrance porch, boot room, and garden room, creating a natural and attractive arrival to the home.

The entrance porch opens into the sitting room, a generous and beautifully presented space that immediately sets the tone. Centred around an exposed brick inglenook fireplace with inset wood-burning stove, the room offers both comfort and character. Dual-aspect windows allow for an abundance of natural light, and there is ample space for a variety of seating arrangements. This room flows seamlessly into a snug or home office.

The snug provides a versatile and inviting additional reception space, ideal for home working or relaxed living. A further wood-burning stove enhances the sense of warmth, while a large window draws in natural light. This room links effortlessly through to the family dining kitchen.

The kitchen is undoubtedly the heart of the home, designed with both practicality and sociability in mind. A traditional AGA sits within a tiled recess beneath a rustic oak beam, complemented by solid wood cabinetry, dark work surfaces, and metro tiled splashbacks. Generous in scale, the space comfortably accommodates a large dining table, making it ideal for both everyday living and entertaining. Windows ensure the room is filled with natural light, while integrated appliances and ample storage complete this well-appointed space.

From here, stairs lead to a practical utility room with a range of fitted units and pantry storage, along with a stable door. A superb boot room sits beyond, featuring a central lantern roof that floods the space with natural light, and French doors opening out, creating a seamless connection between spaces.

Further stairs rise to the first floor, where the principal bedroom offers a spacious and restful retreat, with views to both the front and side elevations and ample room for freestanding furniture. The accompanying four-piece bathroom is well appointed, with both bath and separate double shower, along with twin basins, providing a calm and functional space.

Additional bedrooms are well proportioned, each benefitting from natural light and useful storage. Bedroom three features a dormer window to the front and further window to the rear, along with access through to bedroom two and a Jack and Jill shower room. This arrangement offers flexibility for family living or guest accommodation, with further access to a landing and stairs leading back down to the sitting room.

Throughout the home there is a strong sense of light and space, with a thoughtful layout that supports both everyday living and entertaining.

Now attractively priced for a swift sale, this represents a compelling opportunity to acquire a home of this scale, setting, and quality within a sought-after Cotswold location.

### AGENTS NOTE

Originally a six-bedroom detached home, the property has been thoughtfully divided into two separate dwellings. Council tax banding for the two properties is currently pending confirmation.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN





## Outside

The gardens and outdoor spaces have been thoughtfully arranged to provide both visual appeal and a series of well-defined areas for relaxing, entertaining, and growing. Enclosed by a traditional dry-stone wall with fencing above, the setting feels both private and in keeping with its Cotswold surroundings.

Immediately adjoining the house, a paved terrace offers an ideal space for outdoor dining or morning coffee, bordered by raised beds and established planting that provide colour, texture, and a sense of enclosure.

A separate seating area centres around a beautifully constructed brick pizza oven, with ample space for outdoor furniture. Enclosed by trellis fencing, this area has a more intimate, courtyard-style feel, well suited to entertaining or quieter evenings.

From here, a timber pergola, softened by climbing plants, leads through to the main garden, creating a natural flow between the different spaces. Beyond, a lawned area extends out, edged with well-stocked borders and framed by mature trees and shrubs, offering a calm and established setting.

To the side of the property, a further area laid to chippings provides practical space for a greenhouse, raised vegetable beds, an oil tank, and a storage shed, ideal for those with an interest in gardening or self-sufficiency.

The position also offers occasional glimpses of light aircraft activity from nearby Cotswold Airport, a privately owned facility. Its presence adds a subtle sense of interest, while also contributing to a degree of natural shelter from prevailing winds.

Overall, the outdoor space offers a balanced and versatile environment, designed to be enjoyed throughout the seasons.



## Useful Information

**Tenure:** Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** Cotswold District Council. Council Tax Band New Build and EPC



## Location

Located on the edge of Kemble village and station where you can get a direct train into Paddington making this a very popular location for commuters.

The thriving market town of Cirencester is situated within 5 miles of the house with a selection of high street stores, independent shops, cafes and restaurants along with the desirable weekly market. A selection of supermarkets Waitrose, Tesco's and Aldi. A community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is a golf course, tennis courts, horse riding, football club, rugby and cricket clubs. A selection of Primary and state secondary schools along with a sixth form college. Cirencester college and The Royal Agricultural University are all a short distance.

Great transport links with easy access to the M4 & M5, Kemble train station nearby with direct routes to London Paddington (1hr 10mins approx.) also local buses running to surrounding villages.

The privately owned airfield, now called Cotswold Airport, is a local landmark and adds a unique character to the area without disturbing the tranquillity of everyday life. On most days it operates quietly in the background, and on busier days, it can be a fascinating spot to witness small-scale aviation in action. It also has AV8 - a small restaurant which offers fresh, locally sourced food that is reasonably priced and ideally located for a quick trip out, where you can enjoy breakfast, lunch or coffee and homemade cakes. The home and surrounding area is ideal for families and pets, providing a safe environment for bringing up a family. Importantly, the airport is not open to the public every day, ensuring your peace and privacy. In fact, the presence of the airport has little to no impact on day-to-day living, allowing you to fully enjoy the serene environment that surrounds the property and nearby villages. We invite you to see for yourself just how seamlessly the charm of the Cotswolds and the nearby airport coexist, offering a unique opportunity to own a home with a little extra character.



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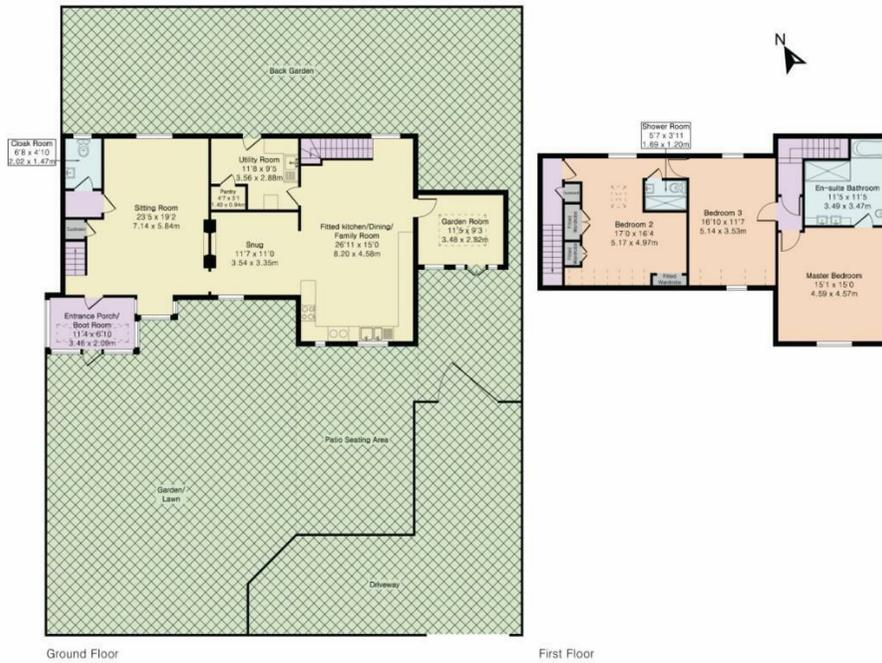
## Directions

From Waitrose in Cirencester head towards Stroud on the A419 with the hospital on the left, follow the road to the next roundabout and take the second exit towards Tetbury and follow the road for 1.7 miles and turn left by our for sale board with the name Cherry Tree House and follow the road for 0.9 mile, the property will be located on the right denoted by our for sale board  
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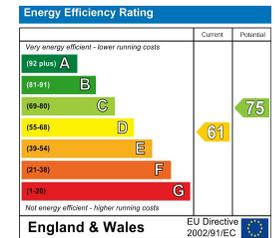


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Approximate Gross Internal Area 2200 sq ft - 204 sq m  
 Ground Floor Area 1265 sq ft – 117 sq m  
 First Floor Area 935 sq ft – 87 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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