



PARSLEY HOUSE

Calcot, Coln St.Dennis, Cheltenham, Gloucestershire



PARSLEY HOUSE CALCOT

A well presented and proportioned four bedroom home with landscaped gardens, off street parking and located in the desirable village of Calcot.


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EPC

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Local Authority: Cotswold District Council Council Tax band: G Tenure: Freehold

Services: Mains water and electricity, Private drainage, Air source heat pumps, Underfloor heating in the kitchen/dining room and hall.

Distances: Northleach 3 miles | Cirencester 9 miles | Burford 11 miles | Stow-on-the-Wold 12 miles | Kemble station 14 miles (London Paddington from 69 minutes)

Cheltenham 15 miles | Kingham station 17 miles (London Paddington from 80 minutes) | Oxford 30 miles. (All distances and times are approximate).

Directions: What3Words: ///burn.resist.picturing

Guide Price: £1,300,000



PROPERTY

A superbly appointed village house in the heart of Calcot, ideally positioned with wonderful countryside walks on the doorstep. Thoughtfully extended and comprehensively modernised by the current owner, the property has been transformed into an elegant and stylish contemporary home, seamlessly combining modern comforts with the character and charm of its Cotswold setting.

Beautifully presented throughout, the house offers generous and versatile accommodation, comprising four bedrooms and three bathrooms, together with an excellent range of reception and living spaces on the ground floor, ideally suited to both family life and entertaining. This is a rare opportunity to acquire a turnkey village home in one of the area's most desirable settings.





SITUATION

Situated in the charming village of Calcot, Parsley House enjoys a wonderful rural setting with beautiful countryside walks on the doorstep. Just a few miles away is the historic market town of Northleach, offering an excellent range of amenities including an award-winning butcher, vintner, chemist, post office, doctor's surgery, primary school, nursery, tennis courts, playground, magnificent medieval church and the renowned Wheatsheaf Inn gastropub. The surrounding area is rich with quintessential Cotswold villages and towns, including Stow-on-the-Wold and Burford, both within easy reach and home to independent shops, weekly markets and attractions such as Burford Garden Centre and Cotswold Wildlife Park. Daylesford Organic Farm Shop and Soho Farmhouse are also nearby, providing some of the region's most sought-after dining and lifestyle destinations. To the south, Cirencester, the "Capital of the Cotswolds" offers an excellent selection of boutiques, cafés, restaurants, markets and everyday conveniences. Cheltenham, a short drive west, is renowned for its shopping, dining, festivals and world-famous racecourse.

The area offers exceptional leisure opportunities, including golf courses at Cheltenham, Baunton, Minchinhampton and Naunton, extensive walking and riding routes and sailing and water sports at the Cotswold Water Park.

There is an excellent choice of schooling in both the state and independent sectors, including The Cotswold School, Deer Park, Hatherop Castle, King's Hill, Kitebrook, Cheltenham College, The Cheltenham Ladies' College, Pate's and Marling.

There is also convenient access to the M4 and M5 motorways and direct rail services locally connecting London, the South West and the Midlands.





GARDEN

Outside, the beautifully landscaped gardens have been thoughtfully designed to create a wonderful setting for both relaxation and entertaining, while making the most of the exceptional far-reaching countryside views.

A generous terrace provides the perfect space for al fresco dining and summer barbecues, seamlessly connecting the house with its stunning surroundings.

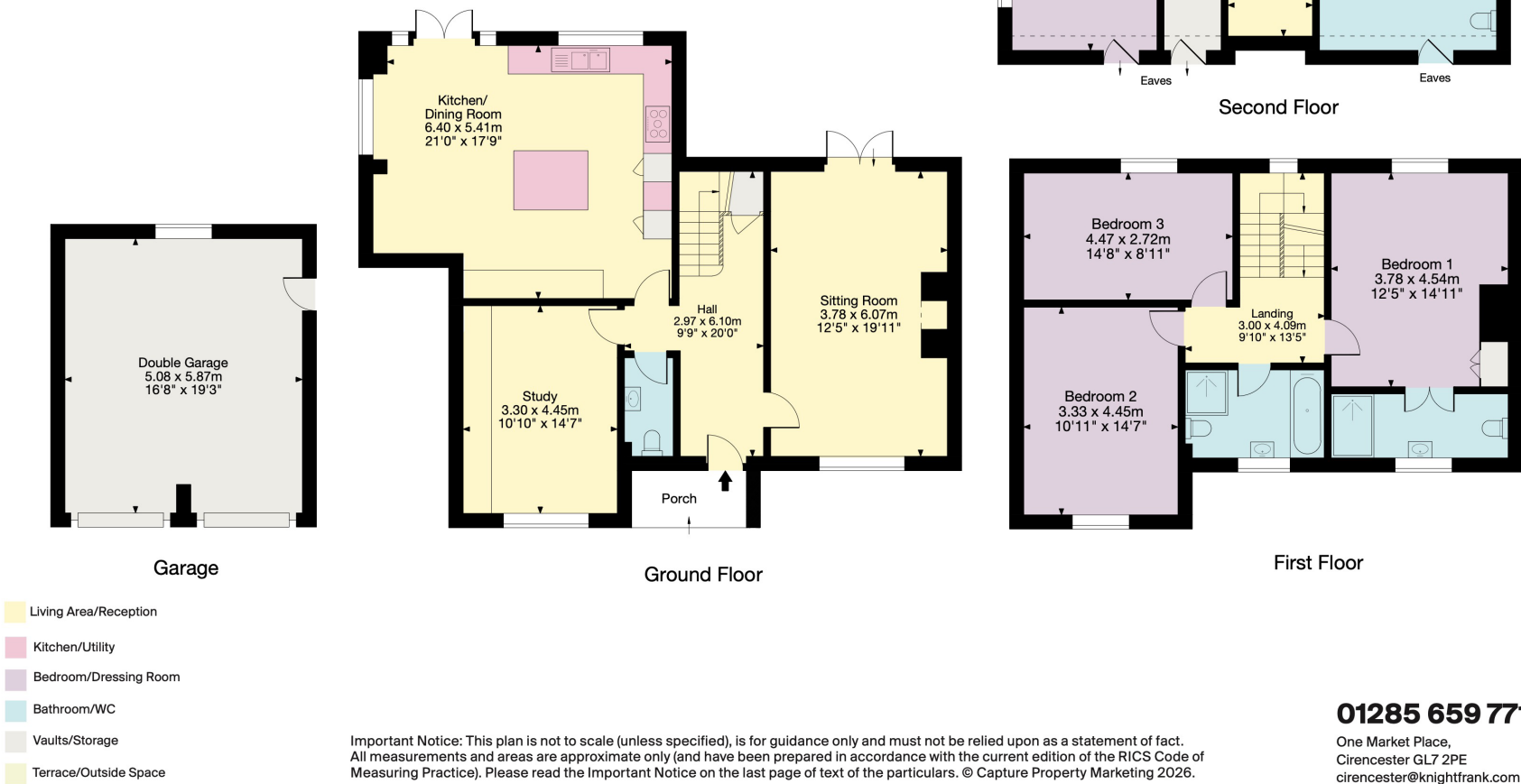
A double garage offers covered parking and useful storage, complemented by a private driveway with ample parking.



Parsley House

Calcot GL54

Gross Internal Area (Approx.)
Main House = 190 sq m / 2,051 sq ft
Garage = 30 sq m / 321 sq ft
Total Area = 220 sq m / 2,372 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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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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