

SPRINGFIELD

LOWER CHEDWORTH, GLOUCESTERSHIRE



A superb family house in a wonderful setting with a small paddock

Ground Floor: Entrance Hall • Kitchen Breakfast Room
Garden Room • Dining /Family Room • Sitting Room
Snug • Bedroom 5 • Shower Room • Boot Room
Utility Room • Cloakroom • Cellar

First Floor: Main Bedroom Suite with Bathroom
Three further Bedrooms • Bathroom

Outside: Private parking • Garden • Paddock

In all about 1.4 acres

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T: 01285 883740

E: cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk





DESCRIPTION

Located in an enchanting setting, with a glorious outlook, Springfield is a detached family house which was originally constructed in the 1940s and has since been extended to provide generous proportions with good ceiling height, ideal for family living. The accommodation, which totals just over 2,500 sq ft is well presented and arranged over two floors with the potential to create an annexe if required, currently set up with its own access leading to a boot room, shower room, bedroom and snug. The main house has two generous dual-aspect reception rooms with wood burners, complemented by a kitchen breakfast room with Aga and a garden room overlooking the paddock and beyond. A utility and cloakroom complete the ground floor. On the first floor is a generous main bedroom suite with a walk-in wardrobe and bathroom with separate shower with three further bedrooms and a family bathroom.

Outside the gardens wrap around the house with ample parking and access to the adjoining paddock with its own natural water source from the Chedworth stream. A large terrace at the rear of the house takes advantage of the valley views and provides a wonderful space for summer entertaining.



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 Seven Tuns pub is due to reopen next year. 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. Oil fired heating. Private drainage to a treatment plant. 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.

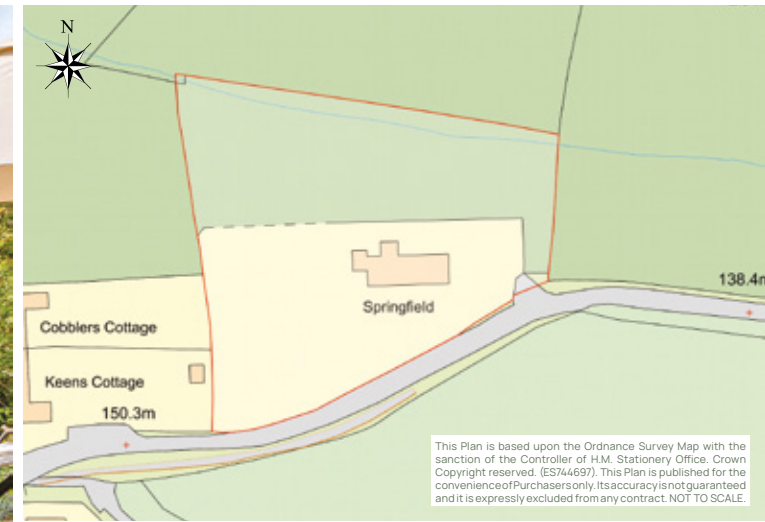
TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council





COUNCIL TAX

Band G

EPC

Band E

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.

VIEWINGS

Please telephone Butler Sherborn, Cirencester Office -
T: 01285 883740 | E: cirencester@butlersherborn.co.uk

DIRECTIONS (GL54 4AN)

From Cirencester, take the A429 towards Northleach and turn left (signposted Chedworth) after The Stump pub. Take the first turn right, signposted Lower Chedworth, downhill and then turn sharp right at the Y-junction. The drive will be on the left-hand side.

what3words: ///matchbox.outdoor.caked



Pubs

The Stump 1.8 miles
The Sherborne Arms, Northleach 4 miles
The Wheatsheaf, Northleach 4 miles



Shops

Northleach 4 miles
Cirencester 8 miles



Schools

Chedworth Primary School 1 mile
Rendcomb College 5 miles
The Cotswold School 9 miles
Kingshill School 10 miles
Cheltenham Ladies College 16 miles
Cheltenham College 16 miles



Train Stations

Kemble 13 miles

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Approximate Gross Internal Area = 235.7 sq m / 2537 sq ft
(Including Eaves)

Illustration for identification purposes only, measurements are approximate,
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