

Springfield Lower Chedworth, Gloucestershire



TO LET

A superb detached family home, having open views over the surrounding countryside

Accommodation

Entrance Hall • 4 Reception Rooms • Kitchen/Breakfast Room • Utility Room • Boot Room • Cellar • Bedroom • Shower Room • Cloakroom
Master Suite with Dressing Room & En-suite Bathroom • 3 Further Bedrooms • Family Bathroom
Main gardens to the front • Terraces to the rear & Side • Parking for several cars

Description

Located in an enchanting setting, with a glorious outlook, Springfield is a well proportioned, detached house which has been extended to provide generous proportions with good ceiling height and adaptable living accommodation laid out over 2 floors, ideal for family living.

Outside the gardens wrap around the house with ample parking. 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

Northleach 5 miles • Cirencester 7.5 miles • Cheltenham 12.5 miles
Kemble Train Station (direct to London Paddington) – 1hr 10 minutes
(all distances approximate)

Chedworth is set in a beautiful valley within the Cotswold Area of Outstanding Natural Beauty. It benefits a pre-Norman church, a village school, village hall, cricket ground and football pitch.

Schools (Private and State)



Chedworth Primary School – 1 mile
Kingshill School – 10 miles

The Cotswold School – 9 miles
Cheltenham Ladies College and Cheltenham
College – 16 miles

Pubs/Eateries/Hotels



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

Shops and Recreational



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.

Transport



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. Kemble Train Station (direct to London Paddington) – 13 miles.





Fixtures and Fittings

Available to let **Unfurnished**. Oil Fired Aga. Separate electric cooker with hob over. Space for dishwasher and fridge freezer. Utility Room: Space for washing machine and tumble dryer. There are wood burning stoves in the Drawing Room and Sitting Room.

***Please note:** Any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).*

Services

 Mains Water
  Mains Electricity
  Private Drainage
  Oil Fired Central Heating

 Telephone and broadband availability subject to packages and transfer regulations Accessibility can be checked online via; checker.ofcom.org.uk

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.
Cotswold District Council – Tel: 01285 623000. Council Tax Band G.

Viewings Strictly by appointment - Tel: 01993 822325

Directions GL54 4AN

From Cirencester, take the A429 towards Northleach and reaching the Stump, continue for a further ½ mile and take the left turning signed Chedworth. Continue on this road and on entering Chedworth, as the road bends to the left, take the right hand turning, signed Lower Chedworth. Continue down the hill and at the Y-junction, turn sharp right. After approximately 0.2 miles, the driveway to the property is will be on the left-hand side.

What3Words: ///matchbox.outdoor.caked



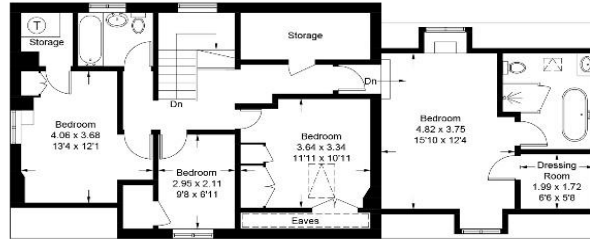


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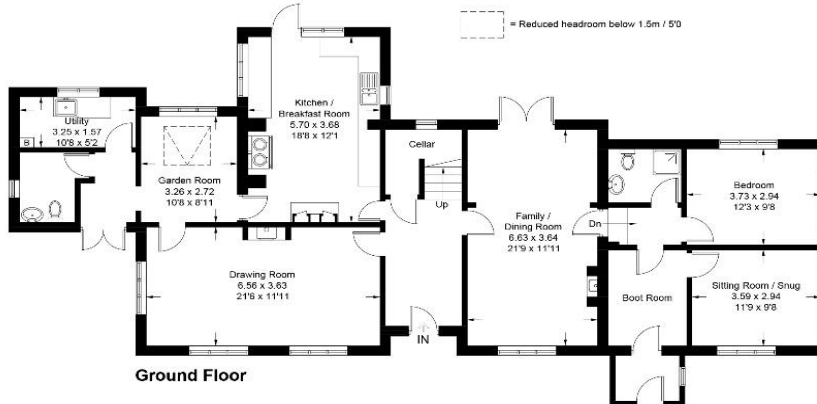
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Springfield

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



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303788)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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