



THE GROVE

Chelworth, Malmesbury, Wiltshire



AN EXCEPTIONAL MODERN COUNTRY HOUSE, SEAMLESSLY BLENDING DESIGN, SUSTAINABILITY AND BREATHTAKING RURAL SURROUNDINGS.

Distances: Oaksey 1.8 miles | Crudwell 1.8 miles | Kemble 3.3 miles | Malmesbury 6.3 miles | Tetbury 6.6 miles
Cirencester 7.6 miles. (All distances and times are approximate).

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4-5	2-3	3-4	C

Postcode: SN16 9SS

Directions: What3Words: [///eggshells.encounter.campus](https://www.what3words.com/eggshells.encounter.campus)

Viewings: All viewings strictly by appointment only through the vendors’ sole selling agents, Knight Frank LLP.

Tenure: Freehold

Services: Mains water, drainage and electricity. Oil-fired central heating. Hardwired Gigaclear. Solar panels.

Local authority: Wiltshire Council

Council Tax Band: F

Guide Price: £1,100,000

SITUATION

Chelworth is a charming hamlet situated equidistant between the sought-after villages of Crudwell, Oaksey and Kemble, in an attractive corner of the South Cotswolds.

The area is exceptionally well placed for both everyday amenities and country pursuits. Village shops and post offices can be found in Oaksey and Kemble, whilst Cirencester provides a comprehensive range of shopping, leisure and professional services. Renowned local pubs and restaurants include The Tavern in Kemble, The Potting Shed and The Rectory in Crudwell, and The Wheatsheaf at Oaksey.

Communications are excellent, with Kemble Station offering regular direct services to London Paddington in around 70 minutes. The M4 (Junction 16) is approximately 9 miles away, whilst Swindon Station is about 13 miles distant.

The area is particularly well regarded for its educational provision, with primary schools in Oaksey and Kemble, as well as a wide selection of respected secondary and independent schools, including Malmesbury School, Deer Park, Cirencester College, Beaudesert Park and Westonbirt School.

The surrounding countryside offers a wonderful way of life, with an extensive network of footpaths, bridleways and quiet country lanes ideal for walking, cycling and riding. Flisteridge Woods offers particularly scenic walks nearby. Sporting opportunities are abundant, including golf at Oaksey, Cirencester and Minchinhampton; sailing, paddleboarding and water sports at the Cotswold Water Park; motor racing at Castle Combe; and horse racing at Cheltenham, Newbury and Bath. Rugby is well catered for with clubs at Cirencester and Tetbury, together with professional fixtures at Bath and Gloucester.

Combining excellent connectivity, outstanding countryside and a wealth of recreational opportunities, Chelworth offers an idyllic rural setting at the heart of one of the Cotswolds’ most desirable locations.



THE PROPERTY

A striking piece of seventies architecture, celebrating an era of bold design, clean lines and effortless indoor-outdoor living, this exceptional home has been comprehensively renovated, remodelled and refined to an exacting standard. The current owners have invested considerable time, care and attention into creating an elegant and highly practical family home, seamlessly blending contemporary design with the character and proportions of the original building.

Particular attention has been paid to both style and sustainability, with significant improvements to the property’s energy efficiency, including the installation of 22 solar panels, a 15KW Tesla Powerwall 3 battery storage system, a Tesla EV charging point, new Aluminum windows and a recently installed boiler and oil tank.

The sense of quality is immediately apparent upon entering the welcoming reception hall, where engineered oak flooring flows throughout the ground floor. Every room has been thoughtfully refurbished, creating a cohesive and sophisticated finish. The principal reception space is a wonderful, light-filled sitting room featuring bespoke fitted cabinetry, a wood-burning stove and extensive glazing that frames views across the beautifully landscaped gardens and surrounding countryside.

At the heart of the home lies an outstanding handcrafted kitchen, fitted with quartz worktops, an Everhot cooker, a Quooker boiling water tap, and a wealth of bespoke cabinetry. Designed for both everyday living and entertaining, the space flows effortlessly into a separate utility and prep kitchen, again fitted with handmade cabinetry and quartz surfaces, providing excellent additional storage and workspace. Beyond lies the integral garage, offering further practicality.



A sweeping staircase rises to the first floor, where a generous landing creates a wonderful sense of space with panelled walls. A versatile fifth bedroom, currently used as a library/office, enjoys direct access to the gardens via an external staircase. The remaining four bedrooms are all well proportioned doubles, with extensive storage and are served by a stylish family bathroom. The principal suite benefits from a beautifully appointed en suite shower room, extensive fitted storage and far-reaching views over the gardens and countryside beyond.

The result is a remarkable home that combines the architectural confidence of the 1970s with the comfort, efficiency and elegance expected of modern living.



GARDENS & GROUNDS

The gardens and grounds are a major feature of The Grove, beautifully complementing the house and its idyllic rural setting. To the front, a generous tarmac driveway provides ample parking. It leads to the substantial double garage, fitted with electric doors at both the front and rear, providing convenient access to the gardens beyond.

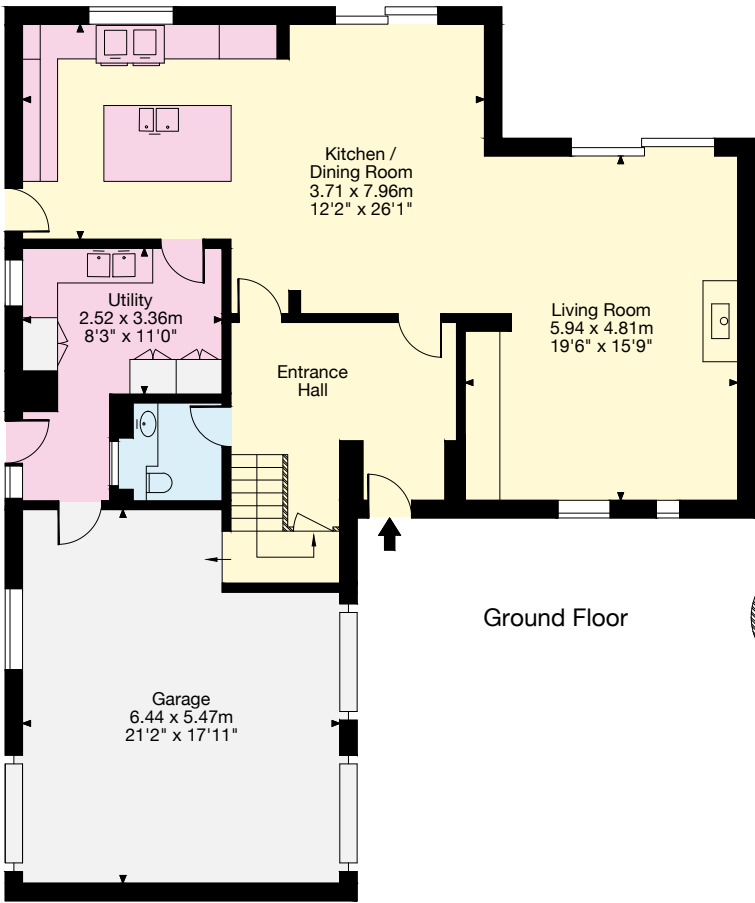
Surrounded by open farmland and rolling Wiltshire countryside, the property enjoys a wonderful sense of privacy, space and connection to the landscape. The principal gardens lie to the rear, thoughtfully designed to create a series of distinct areas for relaxation, entertaining and productive gardening. Expansive decking and terraces provide ideal spaces for outdoor dining, while a productive vegetable garden and attractive Woodpecker greenhouse will appeal to keen gardeners.

Beyond, an orchard planted with a variety of fruit trees creates a delightful natural backdrop, whilst a charming pond attracts an abundance of wildlife and further enhances the peaceful atmosphere. A beautifully presented shepherd's hut provides versatile ancillary accommodation, equally suited as a guest retreat, creative studio or home office. There is also a traditional dovecote, adding character and interest to the grounds.

The setting is truly exceptional. With far-reaching views across the surrounding countryside and gardens that flow effortlessly into their natural surroundings, The Grove offers a rare feeling of tranquillity, freedom, and escape. An outstanding country home perfectly positioned to enjoy the very best of rural Wiltshire living.



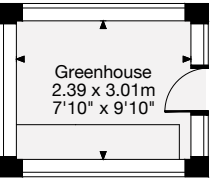




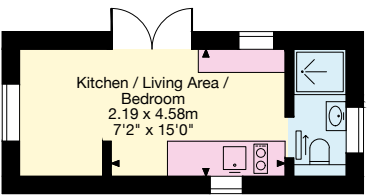
Ground Floor



First Floor



Greenhouse



Shepherd's Hut

Gross Internal Area (Approx.)
Main House = 208 sq m / 2,238 sq ft
Garage = 34 sq m / 365 sq ft
Outbuildings = 19 sq m / 204 sq ft
Total Area = 261 sq m / 2,807 sq ft

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.



We would be delighted
to tell you more.

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