

APPLE COTTAGE

PANCAKE HILL, CHEDWORTH, GLOUCESTERSHIRE



An exceptional five-bedroom detached family home which includes a separate studio annexe, positioned in a south-facing hillside location in this highly regarded Cotswold village

Ground Floor: Entrance Hall • Vaulted Kitchen/Dining/ Sitting Room • Snug • Boot Room with Cloakroom Boiler/Drying Room • Double Bedroom with ensuite Shower Room • Two Further Double Bedrooms Family Bathroom

First Floor: Landing with Walk-in Wardrobe Principal Bedroom • Bathroom

The Studio: Sitting Room with Kitchen and wood-burning stove • Bedroom with Shower Room

Outside: Driveway • Gravel-Set Herb Garden South Facing Rear Garden with Terracing and Garden Pod • Split-level Decking with Seating and Dining Areas • Garden Store • Wood Store Bicycle Store

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DESCRIPTION

Apple Cottage is a striking contemporary home located in an enviable village setting. Beyond the traditional exterior, the property reveals a beautifully designed modern interior, perfect for family life and entertaining. The four-bedroom main house features high end finishes, clever storage, and seamless indoor-outdoor living. A self-contained studio beneath the extension offers versatile accommodation, ideal as a home office, holiday let, or guest suite.

The oak entrance door opens to a hallway leading to the impressive vaulted kitchen/dining/sitting room at the rear with bi-fold doors opening to the south-facing decking. The kitchen enjoys a glorious open fireplace and electric Aga. A display unit separates the dining area from the sitting room, which has oak floors, a wood-burning stove, and a large garden-view window seat. A cosy snug with bookcases

adjoins the dining area. Behind the kitchen is the boot room with cloakroom and a boiler/drying room.

The three ground-floor bedrooms feature oak floors, plantation shutters, and generous fitted storage. The double bedroom with ensuite includes a contemporary shower room, whilst the other bedrooms are served by a family bathroom.

Stairs lead to a landing with a deep walk-in wardrobe and under-eaves storage. The principal bedroom features two dormer windows with window seats and the adjacent bathroom includes a deep dormer window and additional storage.

THE STUDIO

Independently accessed via a pathway to the side of the house, the stylish studio features a light-filled glazed sitting area with a wood-burning stove, alongside a dining space incorporating a well-appointed kitchenette. Part-glazed doors lead through to a comfortable double bedroom with a shower room. The studio overlooks the gardens.

OUTSIDE

Set back from the lane behind a grass verge, the property is approached via a gravel driveway to one side. The front Mediterranean style garden is enclosed by a stone wall and mature hedging. A path runs along the side of the property leading through to the rear garden.



At the rear, split-level south-facing decking extends from the main living area, with a comfortable seating space on the upper level and a separate fitted dining area below, connected by steps that lead down to the garden. A level lawn sits outside the studio, alongside a timber storage room equipped with power and lighting. A stepped path continues down the garden, featuring a timber "bridge" walkway that leads to a cedar-shingle garden pod, creating a picturesque and versatile outdoor space.

SERVICES

Mains water and electricity. Oil fired heating. Underfloor heating to the ground floor hallway, kitchen, breakfast area, ground floor ensuite and bathroom. Private drainage to a septic tank. Gigaclear super-fast broadband. Security alarm and a Ring video door bell. 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.

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.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band F

EPC

Band D

VIEWINGS

Please telephone Butler Sherborn, Cirencester Office - T: 01285 883740 or The London Office - T: 0207 839 0888
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DIRECTIONS (GL54 4AW)

Upon arriving in Chedworth from the Fosseyway, take the first right hand turning down into the village. At the T Junction, take a sharp right. Continue along this lane down into the valley and as you begin to rise up Pancake Hill take the second left hand turning. Apple Cottage will be found after a short distance on the left hand side.

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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

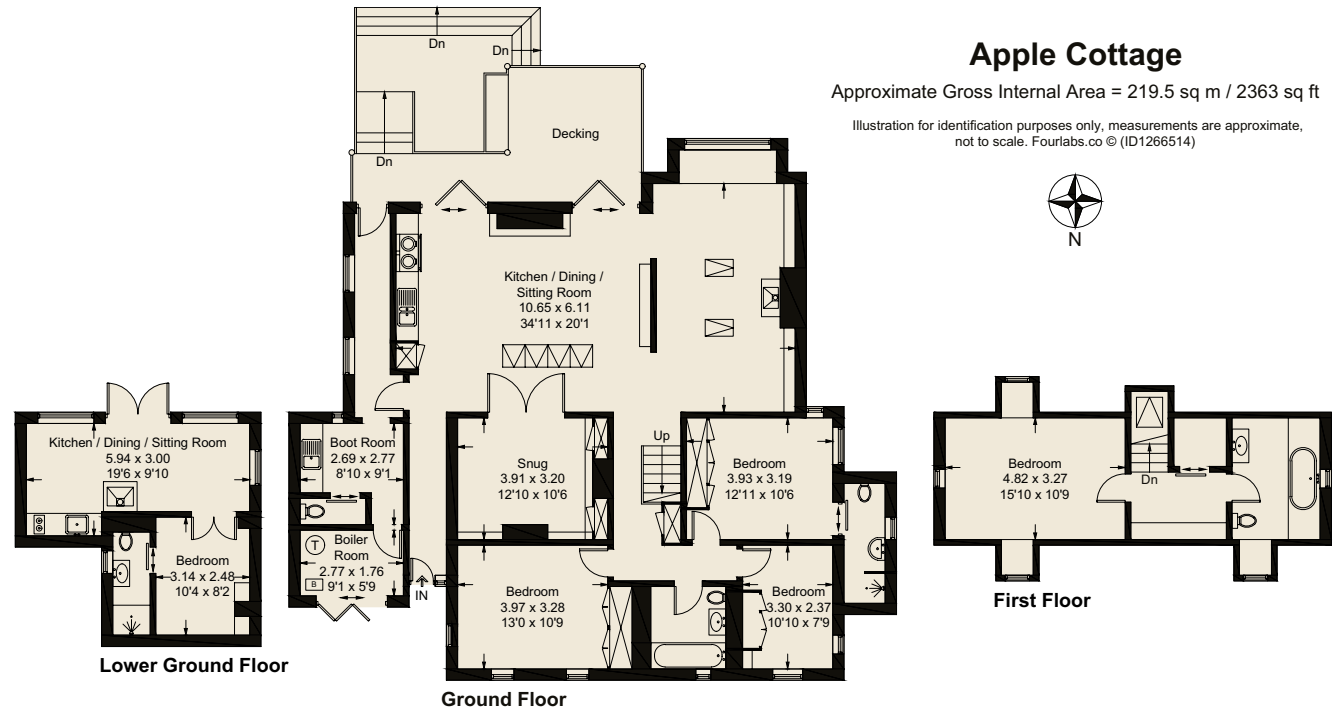


Train Stations

Kemble 13 miles

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

