1 CHURCH ROW

CHEDWORTH, GLOUCESTERSHIRE



A classic Grade II Listed Cotswold cottage with large rear garden and countryside views, requiring complete modernisation

Ground Floor: Sitting Room • Kitchen
Study • Bathroom • Utility Room

First Floor: Two Bedrooms • Bathroom

Top Floor: Open-Plan Attic Room

Outside: Rear Garden

Parking: The adjacent open garage, with parking directly in front, is currently rented at £450 per annum







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DESCRIPTION

Located in an idyllic setting, opposite the historic St Andrew's Church, and believed to originally date back to 1725, 1 Church Row is an attractive end of terrace Grade II Listed cottage with great potential for a new owner to renovate and finish to their own standards, subject to the necessary consents. The accommodation is arranged over three floors and would include, on the ground floor and once renovated, a central sitting room, study, kitchen/dining room, bathroom, utility room and cellar. The first floor is arranged as two bedrooms along with a bathroom. Stairs from the first-floor lead up to an open-plan attic room.

OUTSIDE

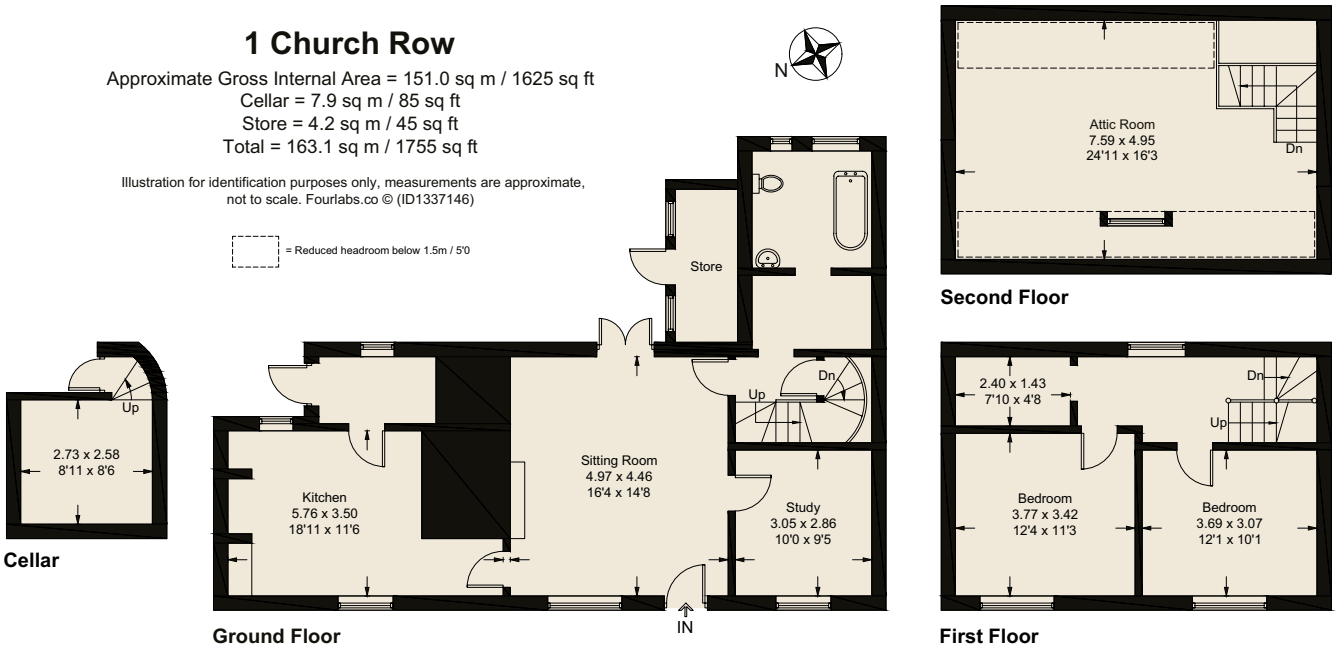
To the rear of the cottage is a large garden with idyllic views across the valley. Within the boundaries of the garden, and immediately behind the garages, there is an additional piece of garden which is currently rented from the Trustees of the JDF Green 1985 Settlement for £1 per annum.

PARKING

Adjacent to the cottage, on the left-hand side, there are a row of open garages. The nearest garage, with parking in front, is separately rented from Manor Farm in Chedworth, currently at £450 per annum.

RIGHTS OF WAY

The neighbouring two properties, number 2 and 3 Church Row, have a pedestrian access across the garden and through the side gate onto Loop Road, only by prior arrangement, for oil deliveries and landscaping (that cannot be accessed through their individual properties).



SERVICES

Mains water and electricity. No heating at present. Provision for wet underfloor heating to the kitchen and ground floor bathroom. Shared private drainage to a septic tank, managed by an external company. Each property that it serves currently pays approximately £1,000 per annum for its maintenance and clearing. Gigaclear super-fast 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. Howdens kitchen units (currently boxed) to are included along with bath and shower tray, three internal doors and electric Aga (currently disassembled).

TENURE
Freehold with vacant possession.

LOCAL AUTHORITY
Cotswold District Council

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.

COUNCIL TAX
Band D

EPC
Band G

VIEWINGS
Please telephone Butler Sherborn, Cirencester Office -
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DIRECTIONS (GL54 4AD)
1 Church Row is situated on Loop Road, opposite St Andrew's Church.

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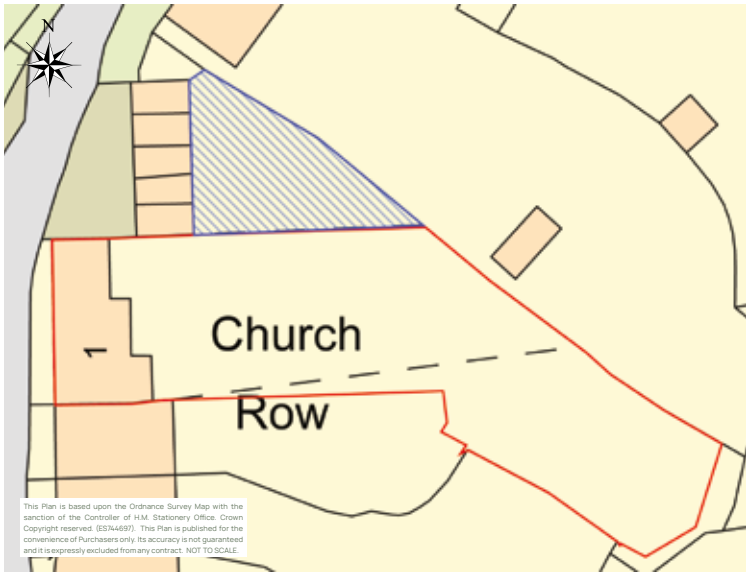
Pubs
The Stump 2.6 miles
The Sherborne Arms, Northleach 5 miles
The Wheatsheaf, Northleach 5 miles

Shops
Northleach 5 miles
Cirencester 7 miles

Schools
Chedworth Primary School 0.5 miles
The Cotswold School 11.5 miles
Kingshill School 8 miles
Cheltenham Ladies College 11.5 miles
Cheltenham College 12 miles

Train Stations
Kemble 12 miles





Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate, and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: September 2026. Particulars written: November 2026. Brochure by wordperfectprint.com

The Property Ombudsman
RICS Regulated by RICS