

COACHMAN'S
COTTAGE



COACHMAN'S COTTAGE, CHEDWORTH, CHELTENHAM, GL54 4AL

AN ENCHANTING COTSWOLD VILLAGE HOUSE

DESCRIPTION

Coachman's Cottage is a beautiful Cotswold stone village house located in the heights of Chedworth. Approached via a short country lane, the house, which is not listed, is only a few minutes from the centre of Chedworth.

The spacious and bright kitchen/breakfast room is the heart of the house and is perfect for entertaining. French doors lead to a quaint terrace dining area and a separate home office. The kitchen's striking racing green Aga ensures warmth and comfort throughout the colder months. A handy walk-in larder is a great addition.

A couple of steps lead through to the drawing room, a bright and welcoming room with fabulous character features, such as the inglenook fireplace with its wood burner. Across the hallway is the sitting room, an equally light and bright room which could also be used as a study or a children's playroom.

On the first floor, the spacious landing with plenty of storage gives onto 2 bedrooms both with built in cupboards, a family bathroom, and a master bedroom with en suite bathroom.

The living space has been carefully thought out to maximise the use of storage and with both traditional and Velux windows there is an abundance of light throughout.

Outside, stone steps lead down to a discreet gate giving pedestrian access to the village road – the perfect way to start off a country walk through the village and the nearby fields.

The garden is peaceful and mature with stunning herbaceous borders, shaded areas and a useful shed for tools and garden equipment. The property offers ample private parking.

ENTRANCE • CLOAKROOM/ UTILITY ROOM • KITCHEN/ BREAKFAST ROOM
DRAWING ROOM • SITTING ROOM • MASTER BEDROOM WITH EN SUITE
BATHROOM • 2 FURTHER BEDROOMS • FAMILY BATHROOM
PRIVATE PARKING • HOME OFFICE • GARDEN





GENERAL INFORMATION

Tenure: Freehold.

Postcode: GL54 4AL.

Services: Mains water and electricity. Private drainage. Oil-fired central heating and Aga.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band E.



LOCATION

Coachman's Cottage is located along a quiet country lane in the heart of the stunning Cotswold village of Chedworth. This thriving village community is home to a beautiful church, a popular pub, the highly-regarded St Andrews Church of England Primary School, a very handy and well stocked farm shop, and offers a wide range of clubs and societies.

Conveniently located, the property is close to both Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets. Sporting opportunities are abundant.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools.

CHELTENHAM 8 MILES

CIRENCESTER 11 MILES

KEMBLE STATION 14 MILES

(LONDON PADDINGTON 75 MINS)

SWINDON 24 MILES

M4 (JUNCTION 15) 26 MILES

All distances and times are approximate

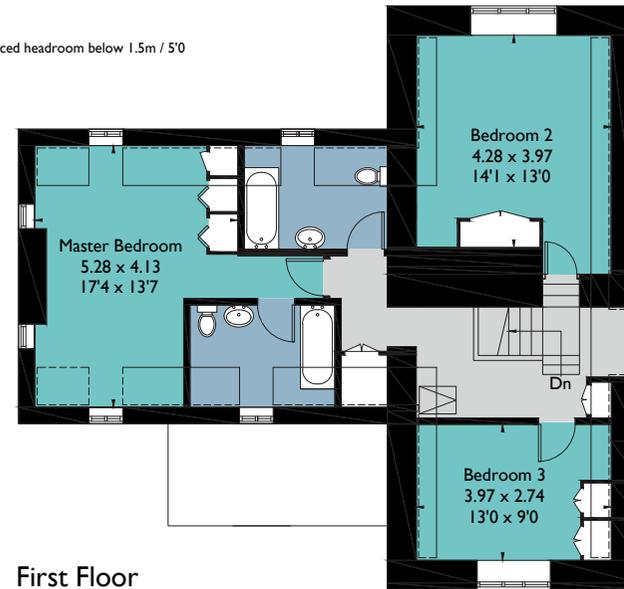


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Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft



= Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 2017 0203 9056099 Ref: 188538

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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