

1 Court Close



1 Court Close, Chedworth, Cheltenham, GL54 4AF

Hall • Kitchen/ Dining room • Sitting Room
Snug/ Playroom • Study • Utility • Three Bedrooms
Bathroom • Private off-road parking • Terrace • Garden

A wonderful south facing cottage in the heart of the village

Description

1 Court Close is a superb south facing Cotswold cottage. Located up a quiet lane in Chedworth, not far from the stunning St Andrew's Church, this fabulous home sits in an elevated position overlooking the valley beyond with easy access to wonderful country walks.

The cottage has been thoughtfully renovated to allow an abundance of natural light throughout and beautiful views overlooking the surrounding countryside.

The sitting room is a welcoming and bright room with a generous sash window. The open fireplace makes this a lovely room in which to relax and unwind in the colder months of the year.

The adjoining snug could alternatively be used as a well-stocked home library or equally a superb playroom for children.

A fully equipped kitchen with Rangemaster is clearly the heart of the cottage and fabulous room for entertaining family and friends and with French doors to the terrace it also benefits from indoor/ outdoor living in Spring and Summer.

Upstairs is the master bedroom, two further double bedrooms and a family bathroom. Careful thought has been put in to creating ample yet discreet storage.

The generous south facing garden is a haven of peace and tranquillity. Lovingly landscaped and maintained, it is predominantly laid to lawn, interspersed with herbaceous borders and fruit trees.

There is also a handy outbuilding and a wood store. The driveway to the side of the house provides private off-road parking.

*Cirencester 8 miles
Cheltenham 11 miles
Kemble Station 14 miles
(London Paddington 75 mins)
Swindon 24 miles
M4 (Junction 15) 26 miles*

All distances are approximate





General Information

Tenure: Freehold.

Restriction: S.157 Housing Act 1985 – 1 Court Close was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

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

Postcode: GL54 4AF.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some 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 643000. Council Tax Band E.



Location

1 Court Close is located along a quiet country lane in the stunning Cotswold village of Chedworth. This thriving village community is home to a beautiful church, a popular pub which is within walking distance, 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, cafés and twice weekly markets.

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.

Sporting opportunities are abundant in the area with nearby golf courses in, Cheltenham, Baunton, and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

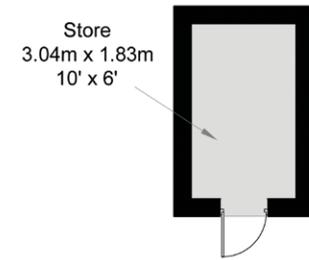
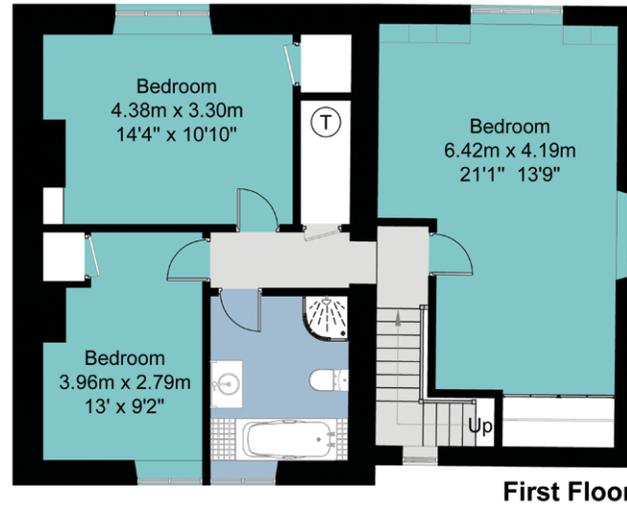
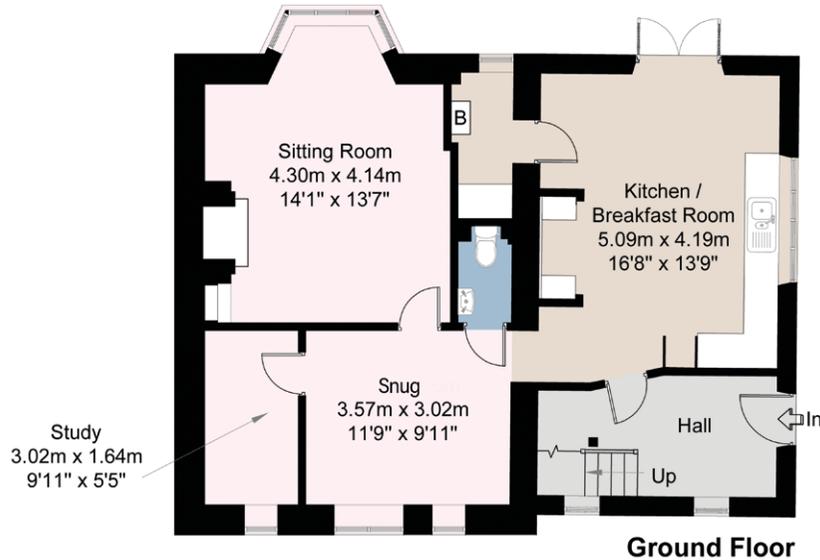
Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



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House Approximate IPMS2 Floor Area 150 sq metres / 1614 sq feet
 Store 5 sq metres / 54 sq feet

Total 155 sq metres / 1668 sq feet



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 07890 327 241
 Job No SP1776
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard
 Outbuildings
 Not Shown In Actual Location Or Orientation

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