



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



APPERLEY

Chedworth

# Apperley, Chedworth, GL54 4NQ

## A stunning Cotswold home in a fabulous village

### Description

Apperley is a fabulous Cotswold stone village house which has been thoughtfully and beautifully renovated. The house is welcoming and wonderfully bright and light throughout with open living spaces and cosy corners.

The kitchen/ breakfast room is clearly the heart of the house and a superb room in which to entertain family and friends. The kitchen has plenty of worktop and storage space and the wood burner in the dining area offers great warmth in the colder months. The adjacent utility room is ideal for muddy wellies after a long country walk and gives direct access to the garden.

The dining room is ideal for more formal entertaining and special gatherings and opens onto the garden with French doors allowing for indoor outdoor living in the summer.

The sitting room is a lovely room in which to relax with a good book and unwind in front of the wood burner. Doors open up into the garden room which is a bright and peaceful space and has lovely wood floors, French doors and large windows overlooking the garden.

Upstairs there are four bedrooms, one with an en suite bathroom and two which share a Jack and Jill bathroom. There is also a family bathroom and off the master bedroom is a large study which could equally be used as a superb dressing room. All the rooms have been thoughtfully laid out with pretty countryside views and provide ample discreet storage.

Outside the enclosed garden is a haven of peace and tranquillity with a terrace area for al fresco dining and summer entertaining. The garden is predominantly laid to lawn with colourful herbaceous borders and a variety of mature trees. There is a storage shed, a handy garage and private parking on the driveway.

*Cirencester 7 miles  
Cheltenham 11 miles  
Kemble Station 11 miles  
(London Paddington 75 mins)  
Swindon 21 miles  
M4 (Junction 15) 25 miles*

All distances and times are approximate

Entrance hall • Kitchen/ Breakfast Room • Sitting room • Dining Room  
Garden Room • Utility Room • 4 Bedrooms • 3 Bathrooms • Terrace  
Enclosed garden • Garage • Private parking







## Location

Apperley is located on the outskirts of Chedworth, a stunning village in the heart of The Cotswolds. Chedworth has a thriving village community and is home to a beautiful church, a popular pub, the highly-regarded St Andrews Church of England Primary School, 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.

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.

## General Information

**Tenure:** Freehold.

**Services:** Mains water and electricity.  
Private drainage. LPG gas central heating.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in

these sales particulars may be 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 F and EPC rating F.

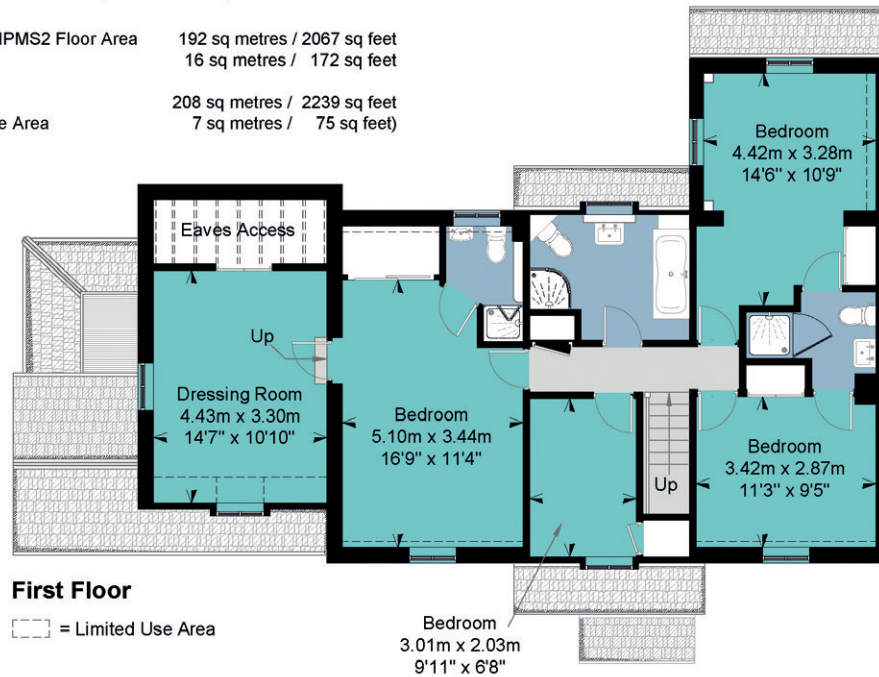




**Apperley, Fields Road, Chedworth, Gloucestershire**

House Approximate IPMS2 Floor Area 192 sq metres / 2067 sq feet  
Garage 16 sq metres / 172 sq feet

Total 208 sq metres / 2239 sq feet  
(Includes Limited Use Area) 7 sq metres / 75 sq feet



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Job No SP2859

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

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t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

[www.sharvellproperty.com](http://www.sharvellproperty.com)

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