



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



COACHMAN'S COTTAGE

Chedworth

Coachman's Cottage, Chedworth, Cheltenham, GL54 4AL

An enchanting Cotswold Cottage in a fabulous village

Description

Coachman's Cottage is an enchanting Cotswold stone cottage, nestled in the heart of the highly sought-after village of Chedworth. Approached via a charming village lane, the cottage offers both privacy and convenience, lying just moments from the village centre, with sensational views over the valley. Unlisted and full of character, it combines traditional appeal with thoughtful modern comforts.

At the heart of the home lies the spacious, sun-filled kitchen and breakfast room — an inviting space designed for gathering, entertaining and everyday dining. The kitchen's striking racing-green Aga adds a touch of country elegance while ensuring a cosy warmth throughout the cooler months. French doors open onto a delightful terrace dining area, perfect for lazy summer lunches and evening drinks. This is a wonderful space to unwind and a lovely suntrap in the summer.

A few steps lead up to the atmospheric drawing room, brimming with charm. Here, an impressive inglenook fireplace with wood-burner forms the focal point, complemented by recessed book shelving and an overall sense of calm. Across the hallway, the bright sitting room offers versatility — equally suited as a snug, study, or children's playroom.

Upstairs, a generous, light-filled landing provides excellent storage and leads to two well-proportioned bedrooms, both with built-in cupboards, alongside a stylish family bathroom. The principal bedroom enjoys

its own en suite shower room, creating a serene retreat. Carefully designed living spaces, combined with both traditional and velux windows, ensure soft natural light washes through the house throughout the day.

Outside, stone steps descend to a discreet gate offering pedestrian access to the village road — the perfect starting point for scenic walks through the village and surrounding countryside. The mature garden is a true sanctuary, with beautiful herbaceous borders, established specimen trees and tranquil, shaded seating areas. A useful garden shed provides storage for tools and equipment.

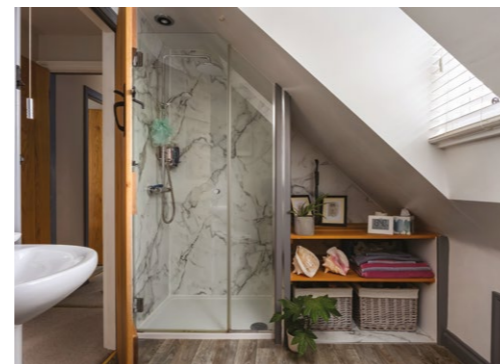
Private parking is excellent, with a driveway accommodating two cars, complemented by an additional dedicated parking space on the lane for a further two cars.

Coachman's Cottage blends Cotswold character, refined comfort, and idyllic village living — a rare and wonderfully inviting home.

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

All distances and times are approximate

Entrance • Cloakroom/ Utility room • Kitchen/ Breakfast room • Drawing room
Sitting room • Master bedroom with en suite shower room • 2 further bedrooms
Family bathroom • Garden • Private parking



Location

Coachman's Cottage is located along a quiet village lane in the heart of the stunning Cotswold village of Chedworth. Nestled within a thriving village community, this delightful setting offers an enviable blend of charm, tradition and modern convenience. At its heart stands a beautiful historic church and a welcoming village hall, while the highly regarded St Andrew's Church of England Primary School provides an exceptional start for younger residents. A vibrant array of clubs, societies and local events ensures there is always something to take part in.

Perfectly positioned between Cirencester and Cheltenham, the property enjoys easy access to the very best of the Cotswolds. Cirencester—affectionately known as the "Capital of the Cotswolds"—is celebrated for its handsome limestone architecture, elegant townhouses and thriving cultural scene. Its boutiques, artisan shops, independent cafés, renowned restaurants and twice-weekly markets bring the town to life in every season.

To the north lies Cheltenham, a sophisticated Regency town famed not only for its excellent shopping and dining but also for its world-class

festivals. From literary, jazz and science celebrations to exceptional food festivals and the iconic horse racing calendar, Cheltenham offers year-round excitement.

Families are exceptionally well served by an outstanding choice of schooling. The area boasts excellent State and Grammar Schools, alongside a wide selection of highly regarded private schools, offering superb educational opportunities at every level.

Outdoor enthusiasts will be spoilt for choice. Nearby golf courses in Cheltenham, Baunton, Shipton and Naunton Downs provide excellent sporting facilities, while an extensive network of bridle paths promises hours of exploration amid glorious countryside. For those who enjoy life on the water, the Cotswold Water Park offers a wide variety of sailing, paddle-sport and recreational activities.

The area's connectivity is equally impressive. High-speed internet ensures effortless working from home, while the M4 and M5 provide swift access to major hubs across the South-West, the Midlands and London. Complementing the road network, well-connected direct train services and easy access to several international airports make travel both convenient and efficient.

General Information

Tenure: Freehold.

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

Viewing: Strictly by appointment through Sharvell Property Ltd.

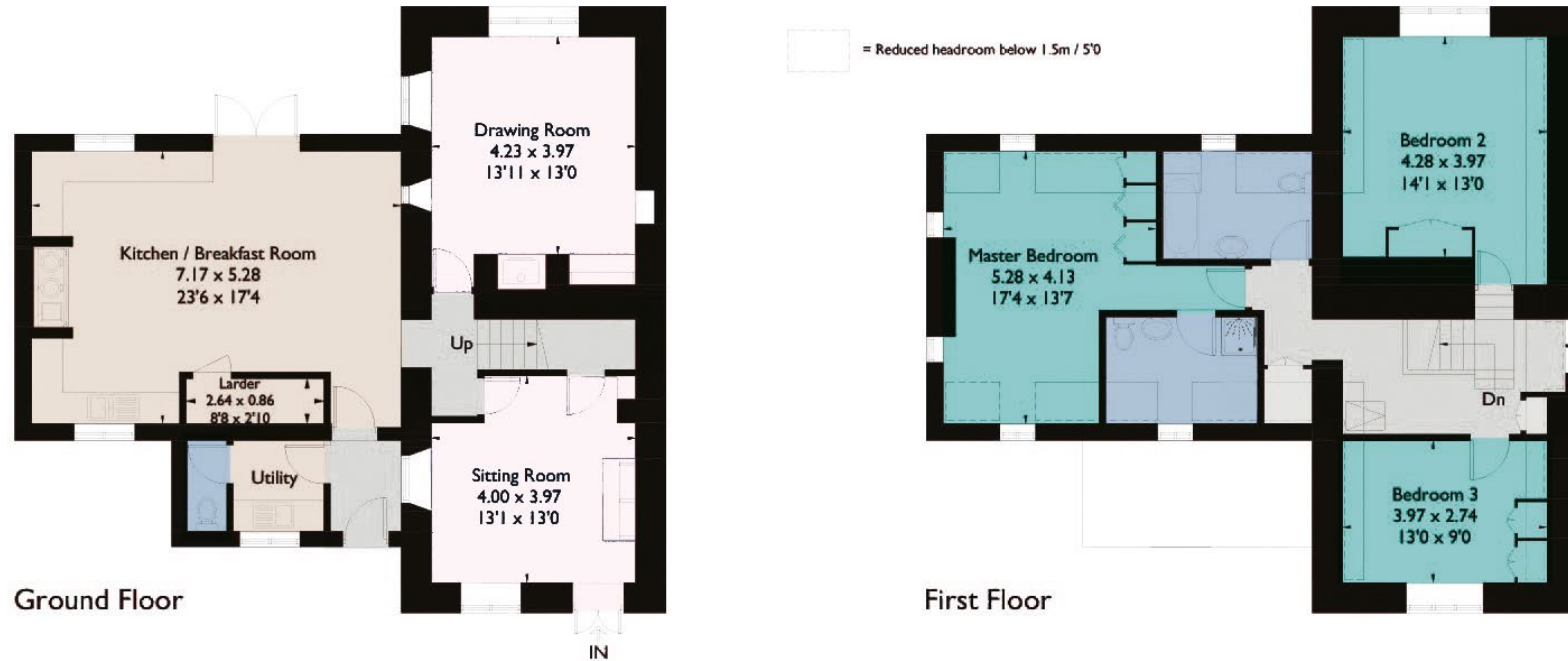
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band E.



Coachman's Cottage, Chedworth, Cheltenham, GL54 4AL

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



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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