

Coates Cottage



Coates Cottage, Chedworth, Cheltenham, GL54 4AQ

An enchanting Cotswold Cottage in the heart of the village

Description

Coates Cottage is a beautiful Cotswold stone village house located in the picturesque village of Chedworth. Approached via a short country lane, the house, which is not Listed, is only a short stroll from St Andrew's Church and the Seven Tuns gastro pub.

Beautifully renovated by the current owners to include comfortable living spaces and underfloor heating throughout, this is a fabulous family home in one of the prettiest villages in the Cotswolds.

The spacious and bright kitchen/breakfast room is clearly the heart of the house and is perfect for entertaining family and friends. The cream Aga ensures warmth and comfort throughout the colder months and the companion cooker is superb for the summer months. A discreet larder is a cook-enthusiast's dream and French doors leading to the garden allow for ample natural light.

Beyond the entrance hall is the stunning garden room, bathed in natural light and a wonderful room in which to relax in any season whilst overlooking the garden.

The sitting room is a warm and welcoming room with beautiful character features such as the inglenook fireplace with wood-burner.

An adjacent study is an ideal home office and is quietly tucked away at the back of the house.

A boot room/utility and cloakroom are great additions to the downstairs living space.

The first floor consists of a master suite with dressing area and an en suite bathroom, with separate shower and contemporary features. Along the hallway are three further bedrooms and a family bathroom.

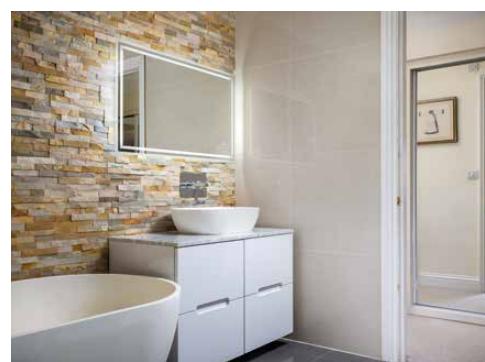
The owners have been mindful to create discreet and ample storage throughout.

Outside, the beautifully landscaped garden, bordered by a small stream, is predominantly laid to lawn, interspersed with pretty herbaceous borders and fruit trees. It is a haven of peace and tranquillity. The raised terrace area is perfect for al fresco dining and a superb sun trap for glorious days. There is a useful shed for tools and garden equipment, a greenhouse, and the private driveway provides 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 and times are approximate

Entrance hall • Boot room/ Utility room • Cloakroom • Kitchen/ Breakfast room
Garden room • Sitting room • Study • Master suite with dressing area and en suite bathroom • 3 further bedrooms • Family bathroom • Private parking
Terrace • Garden





Location

Coates Cottage 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.

General Information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Gas-fired central heating and Aga. Gigaclear internet.

Postcode: GL54 4AQ.

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 F and EPC rating F.

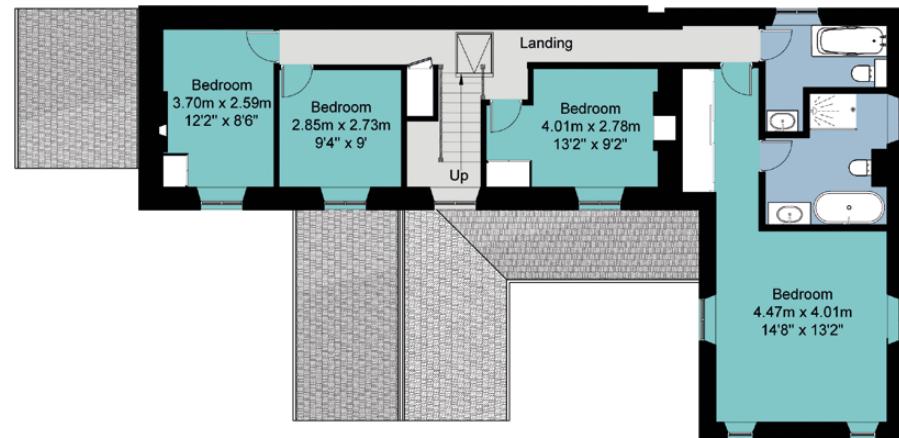
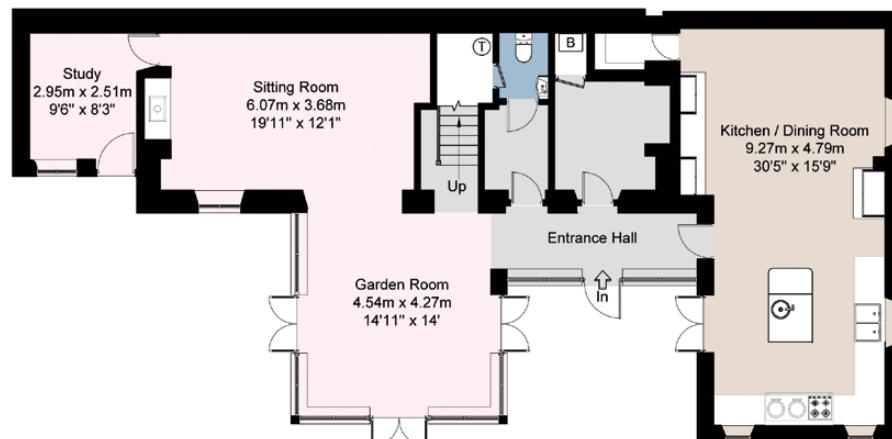


Coates Cottage, Ballingers Row, Chedworth, Gloucestershire

House Approximate IPMS2 Floor Area 212 sq metres / 2282 sq feet
 Garden Store 19 sq metres / 204 sq feet
 Total 231 sq metres / 2486 sq feet



Ground Floor



First Floor



Simply Plans Ltd © 2020
 07890 327 241
 Job No SP1935

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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