

FOXFIELD

— CHEDWORTH —



FOXFIELD, CHEDWORTH, GL54 4NQ

Entrance hall · Sitting room · Living room · Study · Kitchen/ dining room
Cloakroom · Boot room · Utility room · 5 Bedrooms · 2 Bathrooms
Terrace · Landscaped gardens · Store · Driveway · Private Parking

Annex: Kitchen/ living room · Bedroom · Bathroom

An exceptional and beautifully proportioned Cotswold home, situated in one of the area's most desirable villages

Description

Foxfield offers an exceptional village and country lifestyle, combining elegant living spaces with beautiful rural surroundings. Wonderfully proportioned and filled with natural light, the house has been thoughtfully designed for both entertaining and relaxed family life.

The open-plan kitchen sits at the heart of the home — a welcoming and sociable space, well equipped with modern conveniences, generous work

surfaces and ample storage. Bi-fold doors open onto the garden, creating an effortless connection between inside and out, ideal for summer dining and entertaining.

The reception rooms each provide a different atmosphere to enjoy. The sitting room overlooking the garden is perfect for relaxed evenings and movie nights, while the living room with its wood burner offers a cosy retreat after countryside walks. A versatile study/

library works equally well as a home office, reading room or playroom.

Upstairs are five double bedrooms and two bathrooms, all enjoying lovely countryside views and a calm, restful feel. Thoughtful storage has been incorporated throughout to combine practicality with comfort.

The annex provides excellent additional accommodation, ideal for guests, extended family or flexible working from home.

Outside, the gardens create a real sense of peace and privacy. Predominantly laid to lawn with attractive herbaceous borders, the rear garden enjoys far-reaching views across neighbouring fields. The terrace is perfectly suited to outdoor dining and summer entertaining, while the landscaped front garden, feature fountain and ample driveway parking complete this attractive country home.

Location

Nestled within the rolling countryside of the Cotswolds, Foxfield is located in the sought-after village of Chedworth — a picturesque and thriving community where quintessential village charm meets modern country living. At the heart of village life is the beautiful church, an excellent primary school and a vibrant selection of clubs and societies, creating a warm and welcoming atmosphere for families and newcomers alike.

Life at Foxfield offers the perfect balance between rural tranquillity and everyday convenience. Nearby Cirencester, often regarded as the "Capital of the Cotswolds", provides an exceptional lifestyle destination with its elegant limestone streets, independent boutiques, artisan cafés, celebrated restaurants and bustling twice-weekly markets. To the north, Cheltenham offers a sophisticated cultural scene renowned for its festivals, fine dining, boutique shopping and world-famous horse racing.

For relaxed weekends closer to home, the historic market town of Northleach is just four miles away and is home to an excellent selection of shops, pubs and restaurants, including the much-loved Sherborne Arms and The Wheatsheaf Inn.

The surrounding area is particularly well regarded for its outstanding educational opportunities, with an excellent range of respected state, grammar and private schools nearby, including Cheltenham College, Cheltenham Ladies' College, Dean Close and Pate's among many others.

Outdoor pursuits and country sports are woven into daily life here. From scenic bridleways and countryside walks to nearby golf courses and sailing at the Cotswold Water Park, the area offers an exceptional setting for an active outdoor lifestyle.

Despite its idyllic rural setting, Foxfield is remarkably well connected, with excellent road and rail links providing easy access to London, the South-West and the Midlands, alongside convenient connections to international airports — making it equally suited as a permanent residence or refined country retreat.



*Cirencester 8 miles
Cheltenham 12 miles
Northleach 5 miles
Kemble Station 12 miles
(London Paddington 75 mins)
M4 (Junction 15) 25 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water and electricity. Oil fired central heating. Underfloor heating throughout. Electric heating to the annex. Private drainage.

Viewings: Strictly by appointment through Sharvell Property Ltd.

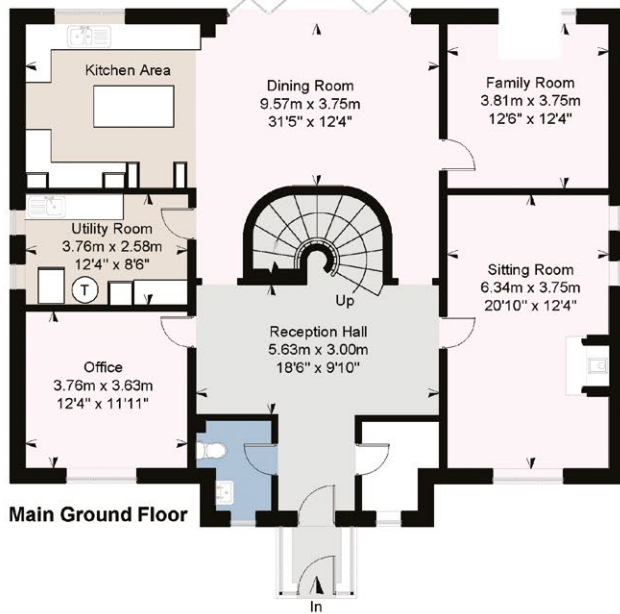
Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authority: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000 www.cotswold.gov.uk. Council Tax Band G.

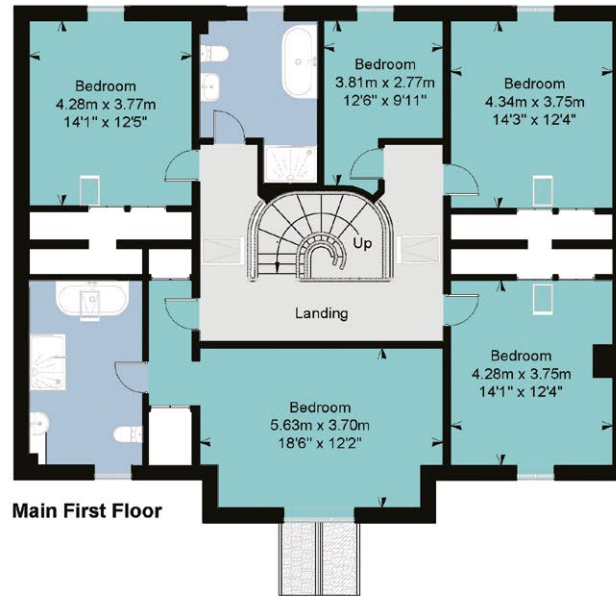


Foxfield, Fields Road, Chedworth, Gloucestershire

Approximate IPMS2 Floor Area
 Main House 289 sq metres / 3111 sq feet
 Foxfield Annex 51 sq metres / 549 sq feet
 Store 11 sq metres / 118 sq feet
 Total 351 sq metres / 3778 sq feet
 (Includes Limited Use Annex Area 7 sq metres / 75 sq feet)

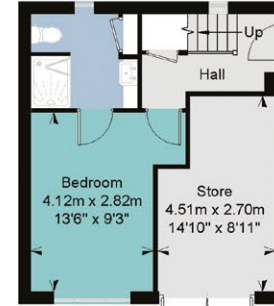


Main Ground Floor

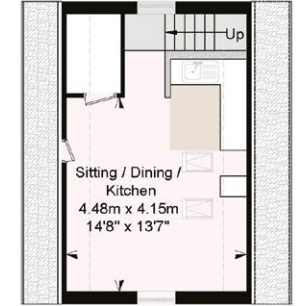


Main First Floor

[] = Limited Use Area



**Ground Floor
Foxfield Annex**



**First Floor
Foxfield Annex**

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 07890 327 241
 Job No SP2985
 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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