



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



HALF MOON HOUSE

Chedworth

# Half Moon House, Chedworth, Cheltenham, GL54 4AJ

## A beautiful village house with exceptional views in the heart of The Cotswolds

### Description

Half Moon House is a superb village house and has been a loving family home for more than a decade. Occupying an elevated position in Middle Chedworth, the house is beautifully laid out and has been thoughtfully renovated with bright light spaces and extensive gardens.

The kitchen/ breakfast room with its beautiful oak floor is clearly the heart of the house and a wonderful space in which to entertain family and friends. The kitchen itself is superbly equipped with ample storage and worktop space and the impressive, vaulted breakfast room works perfectly for everyday dining and more formal gatherings.

A staircase leads down to the study which could equally make a fabulous playroom for children.

The sitting room is cosy and bright with large windows and views over the countryside. The open fireplace adds extra warmth in the winter and is a cosy spot in which to relax with a good book after a long country walk.

The bedrooms are laid out over three floors with the ground floor comprising a guest bedroom with en suite bathroom. A handy spacious boot room is also on this floor and is ideal for muddy wellies after exploring the countryside. On the first floor is the master bedroom with dressing room and en suite bathroom. The second floor

comprises a generous landing and two split-level bedrooms together with a spacious family bathroom.

Outside, the garden has been wonderfully designed to allow for privacy and space for entertaining. Surrounded by herbaceous borders and predominantly laid to lawn, it is a real haven of peace and tranquillity with exceptional country views and generous proportions. The detached Cotswold stone barn comprises a garage and wood store on the ground floor and a vaulted studio on the first floor with power, heating and water connections. The barn, potentially, has a number of uses.

The driveway offers ample parking alongside the garage and workshop.

*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

Sitting room • Kitchen/ breakfast room • Study • Boot room  
Utility • 4 Double bedrooms • 3 Bathrooms • Garage •  
Studio • Parking • Terrace • Spacious garden







## General Information

**Tenure:** Freehold.

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

**Postcode:** GL54 4AJ.

**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. EPC rating E.



## Location

Half Moon House 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, 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.





## Half Moon House, Chedworth, Cheltenham, Gloucestershire

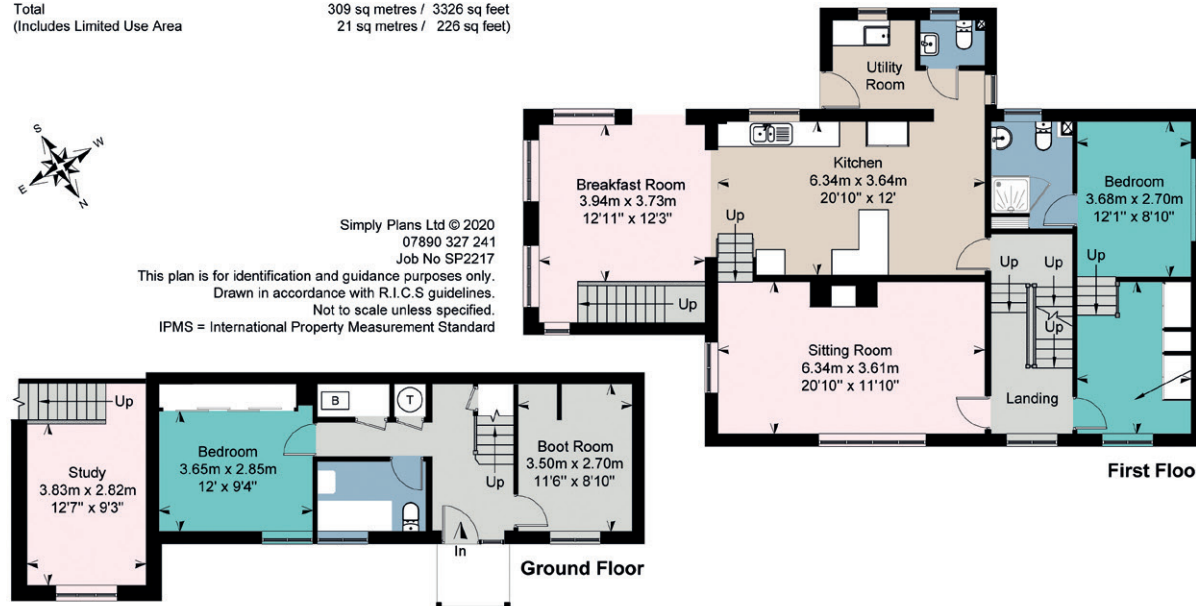
House Approximate IPMS2 Floor Area 237 sq metres / 2551 sq feet  
 Studio 38 sq metres / 409 sq feet  
 Garage 34 sq metres / 366 sq feet

Total 309 sq metres / 3326 sq feet  
 (Includes Limited Use Area 21 sq metres / 226 sq feet)

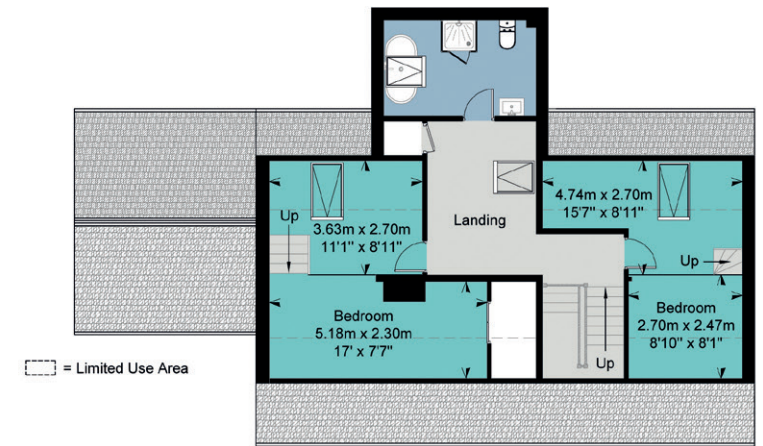


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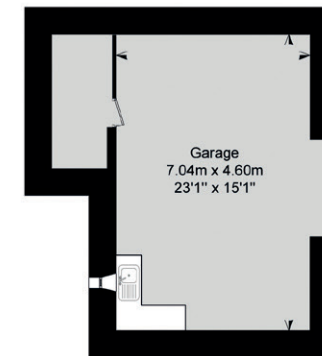
This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard



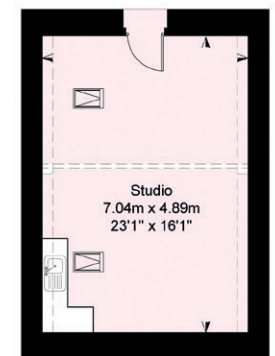
First Floor



Second Floor



Ground Floor



First Floor

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