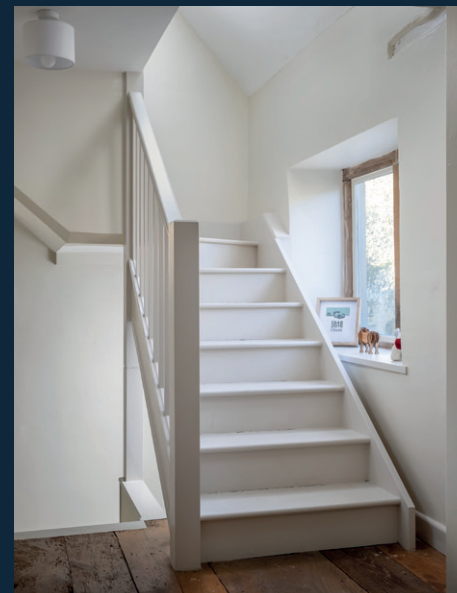




SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



LAWRENCE COTTAGE

Chedworth

Lawrence Cottage, Chedworth, Cheltenham, GL54 4AG

A wonderful Cotswold Cottage in the heart of the village

Description

Lawrence Cottage is a wonderful detached period cottage nestled in the heart of the Cotswolds. The charm and character throughout make this a welcoming home with fantastic walks on the doorstep and superb access to both Cirencester and Cheltenham.

Downstairs the living space is relatively open plan giving a wonderful feeling of space, yet the kitchen is tucked away discreetly. The living room is clearly the heart of the house with its wood burner and triple aspect allowing for plenty of natural light. The kitchen overlooking the garden is fully equipped and thoughtfully laid out to provide ample workspace and storage.

The cottage has a wonderful homely feel and would make a perfect weekend getaway or full-time home.

Upstairs there are three bedrooms and a bathroom. All three bedrooms are a good size and are bright

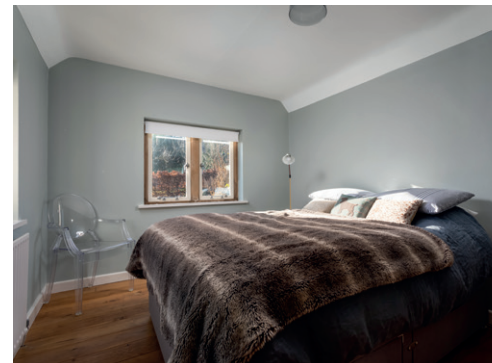
and light, with views over the village and countryside beyond.

The garden is predominantly laid to lawn with specimen trees and beautiful herbaceous borders. The terrace to the rear of the house overlooks the garden and is ideal for al fresco dining during the warmer months. There is a garage to the side of the house which provides further off-road parking and additional storage space, or could potentially be converted subject to the necessary consents.

*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

Kitchen • Sitting room • 3 Bedrooms • Bathroom
Enclosed garden • Garage • Off-road parking





General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. Gas central heating.

Postcode: GL54 4AG.

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 643000. Council Tax Band D and EPC rating G.



Location

Lawrence Cottage is located along a quiet lane in the stunning Cotswold village of Chedworth. This thriving village community is home to a beautiful church, a popular pub, The Seven Tuns, 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.

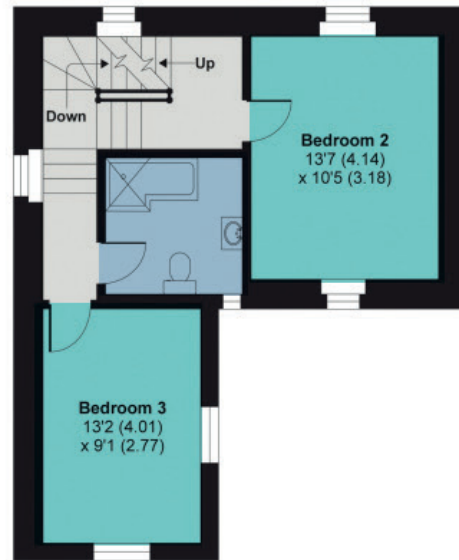
Sporting opportunities are abundant in the area with nearby golf courses in, Cheltenham, Baunton, and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

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.

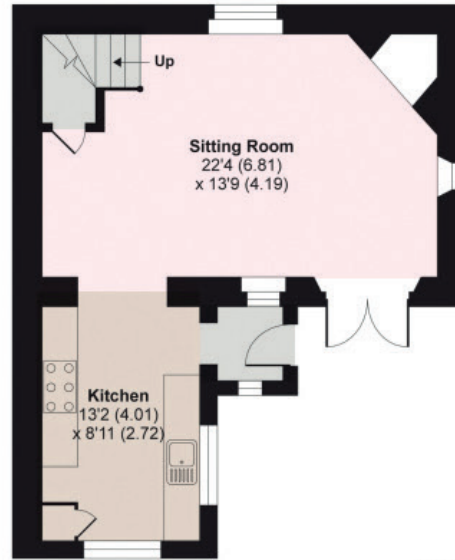


Queen Street, Chedworth, Cheltenham, GL54

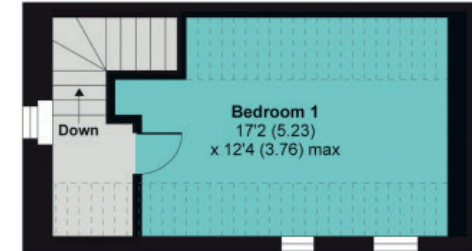
APPROX. GROSS INTERNAL FLOOR AREA 1055 SQ FT 98 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

Denotes restricted
head height

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019

SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —

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

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

www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs January 2022.