

MAGNOLIA HOUSE



MAGNOLIA HOUSE, CHEDWORTH, CHELTENHAM, GL54 4NQ

A FABULOUS VILLAGE HOUSE IN STUNNING CHEDWORTH

DESCRIPTION

Magnolia House is a fine example of a spacious and contemporary family home. Conveniently located towards the outskirts of Chedworth, it has superb access to rural living with exceptional country walks on the doorstep whilst remaining close to local amenities.

The house is generously proportioned and ideal for entertaining with an easy flow from room to room. The sitting room is welcoming and bright with windows to the front and rear of the property and an open fireplace with wood burner offering superb heat in the colder months. The adjoining dining room with oak floor is perfect for both informal and formal gatherings, it looks out to the landscaped garden and gives access to the rear terrace. The kitchen is bright and superbly functional with a Rangemaster, perfect for the cooking enthusiast! The study makes for a great home office and a handy, spacious cloakroom is a useful addition to the downstairs living space.

The first floor comprises 4 double bedrooms, two with en suite bath/shower rooms. A further family bathroom is across the spacious landing. The bedrooms have been thoughtfully designed to allow for space, light and comfort.

Outside, the terrace overlooks the mature garden which is laid to lawn with attractive plantings, nooks and woodland paths. To the rear of the garden lies the paddock (approx. 0.4 of an acre) which blossoms with a breathtaking array of wild flowers most of the year. Three stables border the paddock which is also home to a selection of mature fruit trees. The former tack room offers plenty of storage for garden tools and the hay barn doubles as a wood store.

The driveway offers ample off-road parking alongside the integral double garage. This has current planning approval for integration into the house (Ref. No: 09/01438). The permission extends to the construction of a double garage, workshop and shed in the garden.

ENTRANCE HALL • SITTING ROOM • DINING ROOM • KITCHEN • UTILITY
4 DOUBLE BEDROOMS • 3 BATH/ SHOWER ROOMS • INTEGRAL DOUBLE
GARAGE • PRIVATE OFF-ROAD PARKING • TERRACE • GARDEN & Paddock
STABLES • OUTBUILDINGS • PLANNING PERMISSION.





LOCATION

Magnolia House is located on the outskirts of Chedworth, a stunning village in the heart of The Cotswolds. This thriving village community is home to a beautiful church, village hall, 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, science 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, Shipton 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.

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

GENERAL INFORMATION

Tenure: Freehold.

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

Postcode: GL54 4NQ.

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.

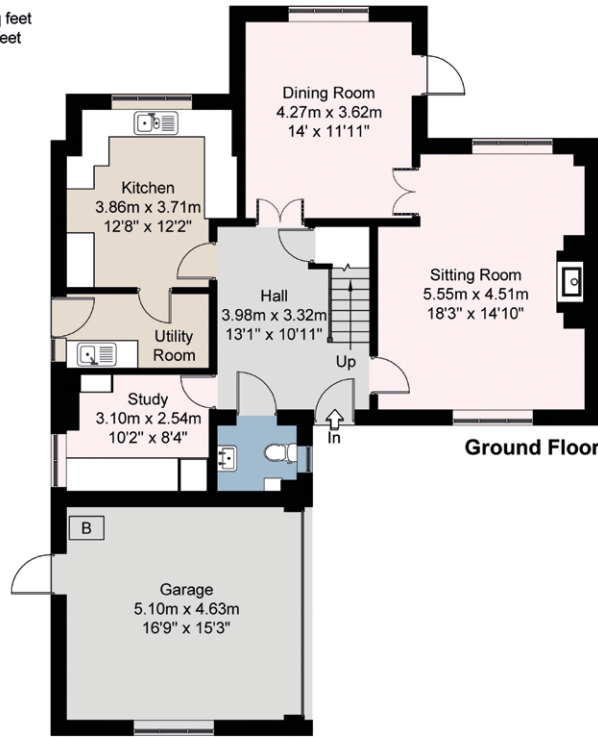
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000. Council Tax Band F & EPC rating D.



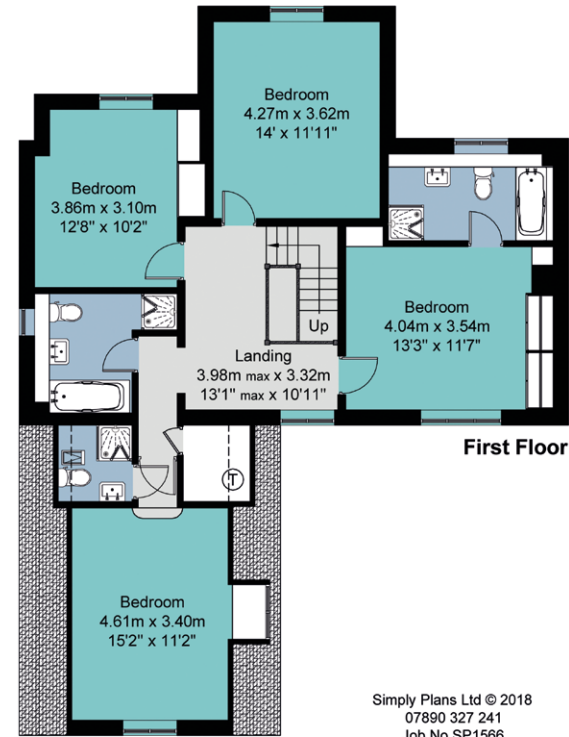
Magnolia House, Fields Road, Chedworth, Gloucestershire

Gross Internal Floor Area Approx :-
House 187 sq metres / 2013 sq feet
Garage 23 sq metres / 247 sq feet
Stable Block 45 sq metres / 484 sq feet
Feed Store 13 sq metres / 140 sq feet

Total 268 sq metres / 2884 sq feet

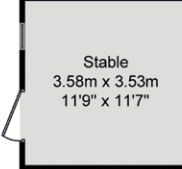
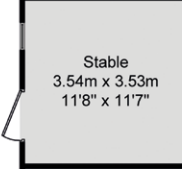
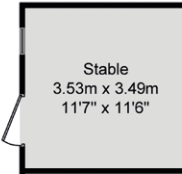


Outbuilding
Not Shown In Actual Location Or Orientation



First Floor

Simply Plans Ltd © 2018
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This plan is for identification
purposes only. Not to scale.



Stable Block

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