



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



MELROSE COTTAGE

Chedworth

Melrose Cottage, Chedworth, GL54 4AA

Entrance • Kitchen • Sitting/Dining Room • 4 Bedrooms • 2 Bathrooms
Garden • Garage • Private driveway parking

A stunning Cotswold cottage in a fabulous village

Location

Melrose Cottage is quietly positioned along a peaceful village lane in the heart of the Cotswold village of Chedworth. The village has a strong sense of community, centred around its historic church, active village hall and the well-regarded St Andrew's Church of England Primary School. A range of local clubs, including the popular tennis club, various societies and events contribute to village life throughout the year.

Ideally situated between Cirencester and Cheltenham, Melrose Cottage is well placed for access to many of the Cotswolds' most popular towns and amenities.

Cirencester, often referred to as the "Capital of the Cotswolds", is known for its attractive limestone buildings, independent shops, cafés, restaurants and regular markets, offering a lively atmosphere year-round.

To the north, Cheltenham offers a wide range of shopping, dining and cultural attractions, including its well-known literature, jazz and food festivals, together with racing at Cheltenham Racecourse.

The area is well served by a selection of state, grammar and independent schools,

making it a popular choice for families. The village is in the catchment for the 'outstanding' Ofsted rated Cotswold School with the school bus running from the village hall.

The surrounding countryside provides excellent opportunities for walking, riding and outdoor pursuits, with golf courses at Cheltenham, Baunton, Shipton and Naunton Downs all within easy reach. The nearby Cotswold Water Park offers a variety of water sports and leisure activities.

The village is well connected. High-speed broadband supports home working, while the M4 and M5 motorways provide access to London, the Midlands and the South-West. Mainline rail services and several international airports are also within convenient reach.

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.
Private drainage. Oil-fired central heating.

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 E and EPC rating D.



Description

Melrose Cottage is a beautiful and quintessential Cotswold cottage, ideally positioned in the heart of the highly sought-after village of Chedworth. Combining timeless character with comfortable modern living, the property offers well-balanced accommodation across three floors, all enjoying lovely views over the garden and village.

Full of charm and original features, the cottage includes stone mullion windows, exposed beams, wooden floors, and attractive Cotswold stonework throughout. The kitchen is well equipped, offering ample storage and generous worktop space, making it both practical and welcoming. Adjacent to the kitchen, the open-plan sitting and dining room provides an inviting space for everyday living and entertaining alike. The impressive inglenook fireplace with wood-burning stove creates a cosy focal point, particularly during the colder months, while a charming window seat overlooks the garden.

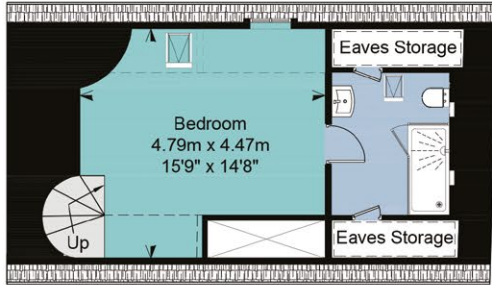
The first floor comprises three well-proportioned bedrooms and a family bathroom, while the second floor offers a further bedroom with an en suite bathroom. Each room is thoughtfully arranged to provide comfort, useful storage, and attractive views.

Outside, the garden is a peaceful and tranquil retreat. Beautifully landscaped, it offers a private setting, predominantly laid to lawn and interspersed with wild meadow flowers and attractive herbaceous borders. The terrace area is ideal for summer sundowners and barbecues, while enjoying the peace and quiet of the garden.

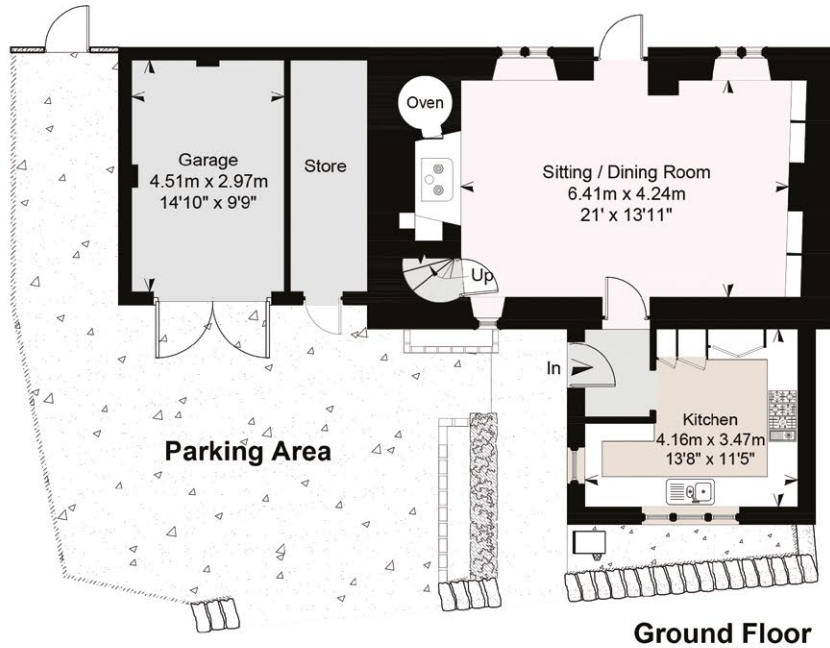
Planning permission has been granted to replace and convert the garage into a two storey side extension including a glazed link to the rear. Planning ref: 24/01886/FUL at www.cotswold.gov.uk

There is driveway parking alongside the garage.





Second Floor

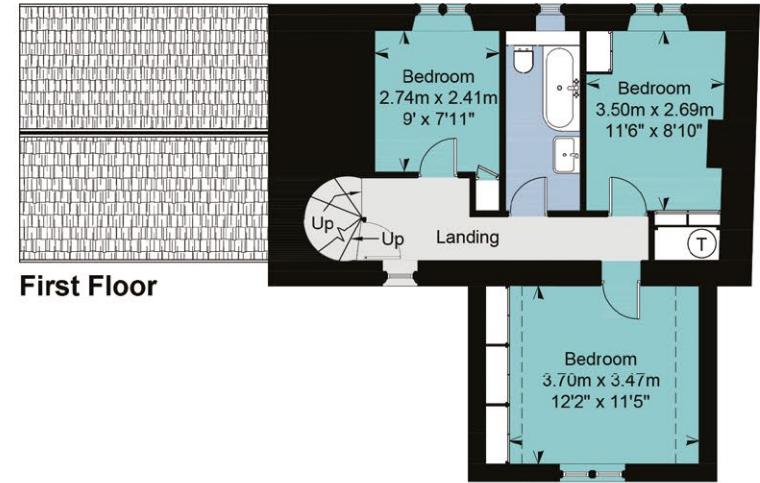


Ground Floor



Melrose Cottage, Cheap Street, Chedworth, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage / Store	130 sq metres / 1399 sq feet
	21 sq metres / 226 sq feet
Total	151 sq metres / 1625 sq feet
(Includes Limited Use Area)	16 sq metres / 172 sq feet



First Floor

Simply Plans Ltd © 2026
07890 327 241
Job No SP4069

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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