

OLD PRICE'S

— CHEDWORTH —



OLD PRICE'S, CHEDWORTH, CHELTENHAM, GL54 4AA

Entrance Hall • Dining Room • Kitchen/ Breakfast room
Sitting room • Play room • Utility Room • Cloakroom • Study
5 Bedrooms • 3 Bathrooms • Terrace • Gardens • Paddock
Garage/Workshop • Ample driveway parking • In all circa 0.83 acres

A stunning Cotswold cottage in a fabulous village

Location

Old Price's enjoys an idyllic setting along a peaceful village lane in the heart of the enchanting Cotswold village of Chedworth. Surrounded by rolling countryside and timeless limestone architecture, this exceptional location captures the very essence of Cotswold living, offering a rare balance of rural serenity, community spirit and effortless accessibility.

Steeped in history and character, Chedworth is one of the region's most sought-after villages. At its heart stands a beautiful medieval church, complemented by a thriving village hall and a strong sense of community that is increasingly difficult to find. Residents enjoy a rich calendar of local events, clubs and societies, fostering a welcoming and vibrant atmosphere throughout the year. The highly regarded St Andrew's Church of England Primary School further enhances the village's appeal for families seeking an outstanding rural upbringing.

Perfectly positioned between Cirencester

and Cheltenham, Old Price's is ideally placed to enjoy the very best of the Cotswolds. Cirencester, often referred to as the "Capital of the Cotswolds", is renowned for its handsome honey-coloured stone buildings, elegant market square and rich Roman heritage. An exceptional selection of independent boutiques, artisan food producers, stylish cafés and acclaimed restaurants combine to create a sophisticated yet relaxed market-town atmosphere. Regular markets and a thriving cultural program ensure the town remains lively and engaging throughout the seasons.

To the north, Cheltenham offers a striking contrast with its grand Regency architecture, tree-lined promenades and cosmopolitan character. Widely regarded as one of England's most elegant spa towns, it is home to a vibrant cultural scene, exceptional shopping and an outstanding choice of restaurants. Internationally celebrated festivals encompassing literature, jazz, science, music and food attract visitors

from around the world, while the prestigious National Hunt racing calendar at Cheltenham Racecourse remains a highlight of the sporting year.

The area is particularly renowned for its outstanding educational provision. An excellent selection of highly regarded state, grammar and independent schools serves the region, making it one of the most desirable locations in the country for families seeking exceptional educational opportunities.

The surrounding countryside provides an unrivalled playground for outdoor pursuits. Miles of picturesque footpaths, bridleways and quiet country lanes weave through some of the Cotswolds' most spectacular landscapes, inviting exploration on foot, horseback or bicycle. Nearby golf courses at Cheltenham, Baunton, Shipton and Naunton Downs offer superb facilities in beautiful settings, while the renowned Cotswold Water Park provides an abundance

of leisure opportunities, including sailing, paddleboarding, open-water swimming and lakeside dining.

Despite its wonderfully rural setting, connectivity is excellent. High-speed broadband supports modern home working with ease, while the M4 and M5 motorways provide convenient access to London, Bristol, Birmingham and the wider South West. Mainline rail services from nearby stations offer efficient connections to the capital, and several international airports are within comfortable reach, ensuring that both business and leisure travel remain remarkably convenient.

Old Price's presents a rare opportunity to enjoy an exceptional village lifestyle in one of the most beautiful and desirable corners of the Cotswolds, where timeless countryside charm is perfectly complemented by outstanding amenities, cultural attractions and modern connectivity.

Description

Set in an enviable position within the picturesque and highly desirable village of Chedworth, Old Price's is an exceptional Cotswold stone cottage enjoying complete privacy, outstanding character, and far-reaching views across the valley. Approached via a gated driveway, this delightful unlisted home occupies a peaceful yet convenient location close to the heart of the village. Beautifully blending period charm with carefully considered modern comforts, Old Price's offers an idyllic Cotswold lifestyle in a truly captivating setting.

At the heart of the home is the spacious, light-filled kitchen and breakfast room — a welcoming space perfect for relaxed family mornings, entertaining guests, or enjoying a glass of wine while preparing supper. The striking navy Aga adds both warmth and classic country-house elegance, creating a cosy atmosphere throughout the cooler months. Adjoining the kitchen, the dining room provides an excellent setting for hosting family gatherings and dinner parties.

The sitting room is both bright and inviting, centred around an impressive inglenook fireplace with a wood-burning stove. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living during the warmer months. It is the ideal place to unwind with a good book after a day spent exploring the surrounding countryside.

The playroom offers valuable additional living space, perfectly suited to younger children, while also working equally well as a second reception room, study, or snug. The practical utility room keeps household tasks neatly out of sight and provides useful space for muddy boots, coats, and outdoor equipment.

Upstairs, the accommodation comprises five bedrooms and three bathrooms. All the rooms have been thoughtfully laid out to provide comfort and plenty of storage. They are bathed in abundance of natural light with lovely views over the garden and village beyond. A land area is currently used as a home study.

Outside, stone steps lead down to a discreet pedestrian gate providing direct access to the village road and the many picturesque walks that weave through the village and surrounding countryside.

The mature gardens are a true sanctuary, featuring beautiful herbaceous borders, established specimen trees, and a variety of peaceful seating areas tucked away beneath the canopy. Beyond, a paddock provides additional space, greenery, and a wonderful sense of tranquillity, creating a magical setting for both families and nature lovers alike. The terrace is ideal for summer entertaining and BBQs.

A generous garage and workshop offer excellent storage for garden equipment, tools, and outdoor pursuits, while the gated driveway provides ample parking for several vehicles.

Old Price's presents a rare opportunity to acquire a charming and substantial village home in one of the Cotswolds' most desirable locations, with exceptional views, beautiful gardens, and versatile family accommodation.



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 and Aga.

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 G. EPC rating E.



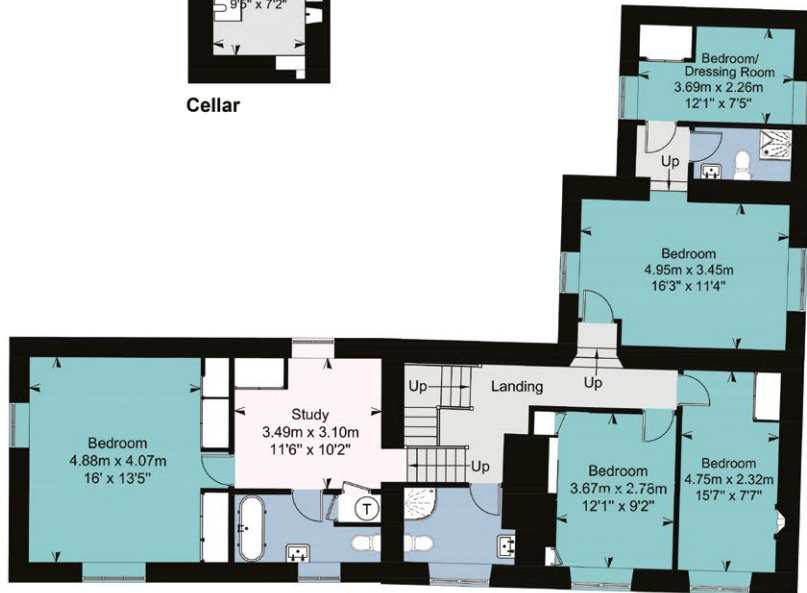
Old Prices, Cheap Street, Chedworth, Gloucestershire

	Approximate IPMS2 Floor Area
House	246 sq metres / 2648 sq feet
Cellar	7 sq metres / 75 sq feet
Barn	68 sq metres / 732 sq feet
Total	321 sq metres / 3455 sq feet

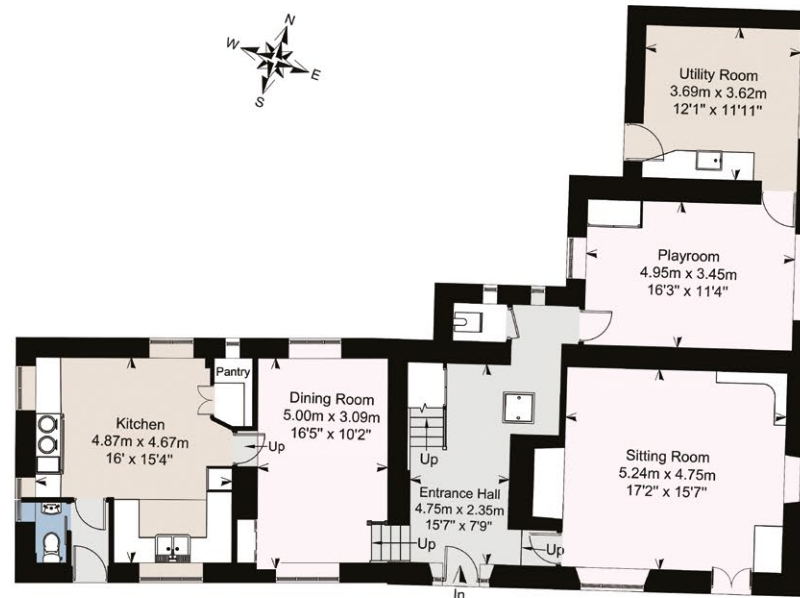
Simply Plans Ltd © 2026
07890 327 241
Job No SP4111
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation



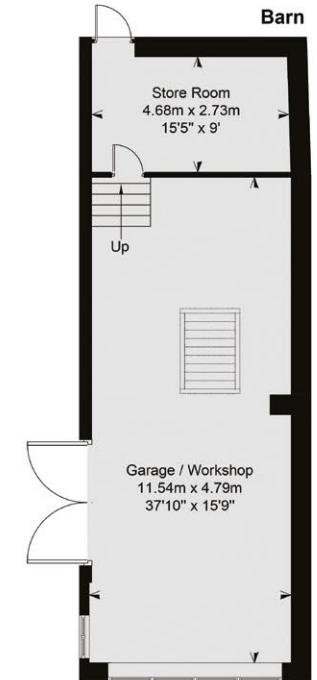
Cellar



First Floor



Ground Floor



Barn

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. Details June 2026.