



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



PARSLEY HOUSE

Calcot

Parsley House, Calcot, GL54 3JZ

A superb village house in the heart of Calcot

Location

Situated in the quaint village of Calcot, Parsley House is superbly located with wonderful country walks on the doorstep and is only a few miles from Northleach, a beautiful and vibrant historic town with a superb variety of shops including an award-winning butcher, a vintner, a chemist and a post office. The town also benefits from a doctor's surgery, junior school, nursery, tennis courts, a playground, a magnificent medieval church and the renowned Wheatsheaf Inn - a fabulous gastro pub.

One is spoilt for choice with the fantastic selection of idyllic Cotswold villages and towns which are only a short drive away such as Stow-On-The-Wold or Burford which offer various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

Daylesford Organic Farm Shop, 15 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

Known as the "Capital of the Cotswolds", Cirencester to the south is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham only a short drive west offers excellent shopping and dining and is also host to

fabulous literary, jazz and food festivals, and of course, horse racing.

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

The area offers an excellent choice of schooling, including The Cotswold School, Deer Park, Hatherop Castle, Kings Hills, Kitebrook, Cheltenham Colleges, Rendcomb, Pate's and Marling to name but a few.

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.

*Northleach 3 miles
Cirencester 9 miles
Burford 11 miles
Stow-on-the-Wold 12 miles
Cheltenham 15 miles
Kingham 17 miles (direct train to
London Paddington 85 minutes)
Oxford 30 miles*

All distances and times are approximate

Entrance hall • Sitting room • Dining room • Kitchen • Garden room • Utility
Cloakroom • 4 Bedrooms • 3 Bathrooms • Garden • Terrace • Open countryside views
Double garage • Private off-road parking • Scope for renovation





General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. LPG gas central heating.

Postcode: GL54 3JZ.

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 and
EPC rating E.



Description

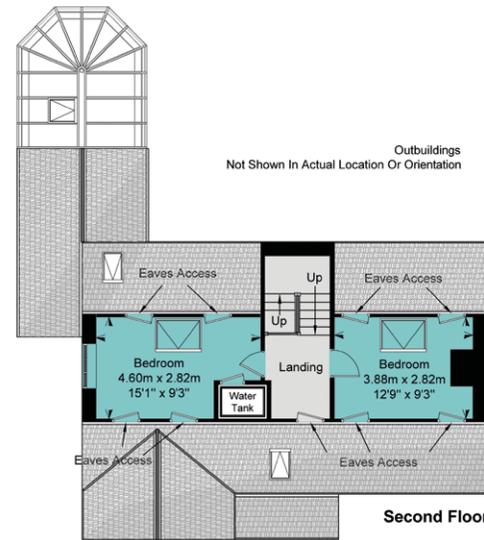
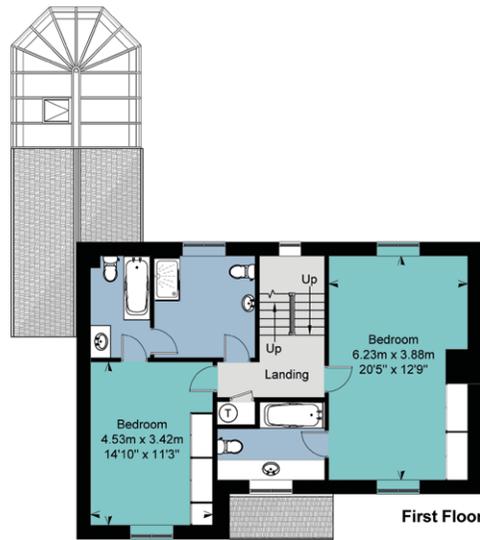
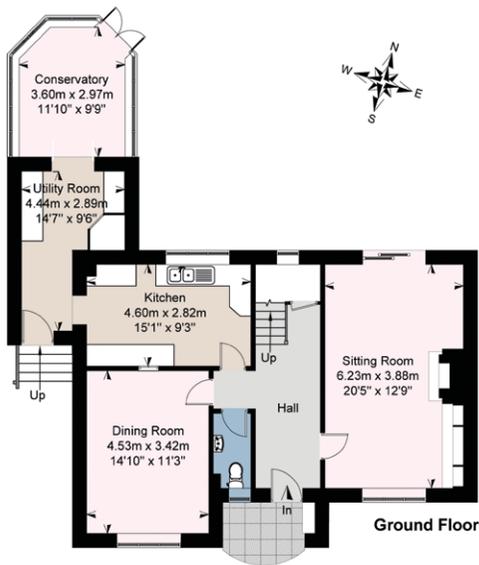
Parsley House is superb village house, built of Cotswold stone, with excellent scope for modernisation. Having been in the same ownership for the past twenty odd years, the house is now ready for a new lease of life and offers the new purchaser a wonderful opportunity to create a very special contemporary home in a wonderful setting.

The reception rooms offer great living space with French doors to the garden, an open fireplace, and views from the rear of the surrounding countryside. The kitchen is a functional space with the adjacent utility/ boot room coming in very handy for wet dogs and muddy wellies after long Sunday walks! The garden room is a wonderful spot to relax and unwind whilst enjoying the views across the garden and beyond.

Upstairs, the first floor comprises two double bedrooms, both with en suite bathrooms and a further family bathroom. Two further double bedrooms are on the second floor. The bedrooms are well-proportioned and offer ample discreet storage with views over the village and countryside.

Outside the garden is an enchanting spot in which to relax and has exceptional far reaching countryside views. The terrace is ideal for al fresco dining and summer BBQs. There is a double garage with provides covered parking and storage space alongside the private driveway.





Outbuildings
Not Shown In Actual Location Or Orientation

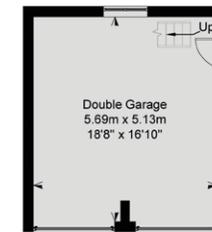
Parsley House, Calcot Village, Calcot Gloucestershire

House Approximate IPMS2 Floor Area 196 sq metres / 2110 sq feet
Garage / Attic Room 59 sq metres / 635 sq feet

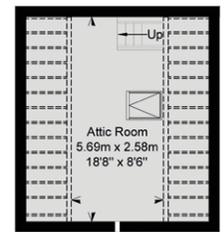
Total 255 sq metres / 2745 sq feet
(Includes Limited Use Area) 14 sq metres / 150 sq feet

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Job No SP2189

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



Ground Floor



First Floor

▭ = Limited Use Area

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