



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



PIPPINS

Chedworth

Pippins, Chedworth, Cheltenham, GL54 4AJ

A versatile village house with exceptional views in the heart of The Cotswolds

Description

Pippins is a superb village house and has been a loving family home for many years. Occupying an elevated position in Middle Chedworth, its exceptional and spacious garden offers sensational views across the valley.

Already a generous family home, planning permission has been granted to transform the exterior of the house and to greatly extend and modify the layout of the living space. There is therefore a great potential to transform this superbly located home into a contemporary dwelling should one choose to do so. A rare opportunity!

The living accommodation, mainly on the first floor, is laid out to allow an abundance of natural light throughout, in particular in the sitting room which has large windows overlooking the sweeping valley and French doors leading to the balcony terrace, the perfect spot for coffee on a sunny morning. The Clearview wood burner is a wonderful addition in the colder months and makes this a fabulous cosy room to relax in.

The family bathroom and four double bedrooms, including a master suite with its en suite bathroom, are laid out over the ground and first floors. Each room is spacious and bright with views over the valley or the garden.

A spacious attic area provides excellent storage and has been previously used as a home office.

The open dining area and well-equipped kitchen lead through to the conservatory and terrace area beyond.

Outside, the garden has been wonderfully designed to allow for privacy and space for entertaining. Surrounded by herbaceous borders and predominantly laid to lawn, it is a real haven of peace and tranquillity with exceptional country views and generous proportions.

A handy green house is ideal for the garden enthusiast and the garden sheds are ideal for storing garden tools.

The driveway offers ample parking alongside the integral garage.

*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

Sitting Room • Dining area • Kitchen • Conservatory • 4 double bedrooms
2 bathrooms • Integral garage • Parking • Balcony terrace • Terrace
Spacious garden • Green House & Garden sheds • Planning permission





General Information

Tenure: Freehold

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

Postcode: GL54 4AJ.

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.



Location

Pippins is located along a quiet country lane in the stunning Cotswold village of Chedworth. This thriving village community is home to a beautiful church, 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, cafes and twice weekly markets.

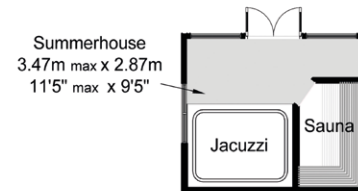
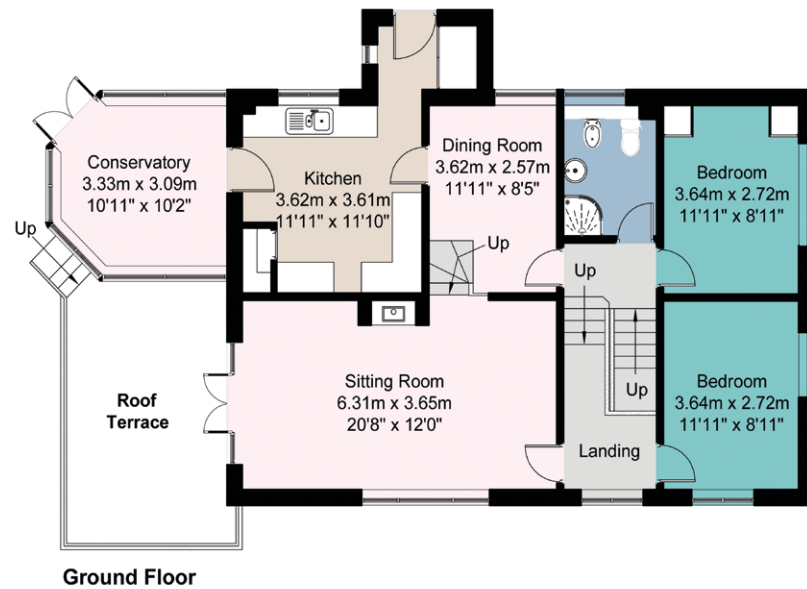
Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

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.





Outbuildings
Not Shown In Actual Location Or Orientation

Pippins, The Rookery, Middle Chedworth, Gloucestershire

Gross Internal Floor Area Approx :-
House 138 sq metres / 1485 sq feet
Garage 14 sq metres / 151 sq feet
Summerhouse 10 sq metres / 108 sq feet

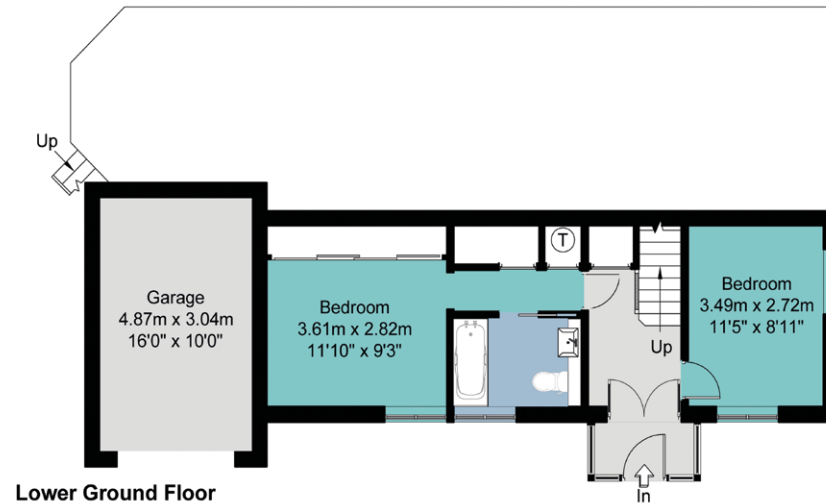
Total 162 sq metres / 1744 sq feet

Simply Plans Ltd © 2018

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Job No SP1491

This plan is for identification
purposes only. Not to scale.



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

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

www.sharvellproperty.com

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