

STONERIDGE HOUSE

— CHEDWORTH —



STONERIDGE HOUSE, CHEDWORTH, GL54 4NQ

Entrance hall · Sitting room · Living room · Study · Kitchen/ dining/ family room
Garden room · Cloakroom · Utility room · 7 Bedrooms · 4 Bathrooms · Terrace
Landscaped gardens · Pond · Copper Alvius tub · Paddock · Double garage
Private gated driveway · In all circa 1.4 acres

Spa: Indoor heated pool · Sauna · Steam room · Changing room

An exceptional and extensive Cotswold home in a fabulous village

Description

Stoneridge House is a superbly proportioned country home, beautifully laid out with an abundance of natural light throughout.

The impressive, vaulted entrance hall sets the tone to this fabulous home which is both welcoming and adapted to contemporary living with cosy corners and versatile accommodation.

The raised level sitting room with wood burner and large windows overlooking the garden is a lovely spot to relax and unwind with a good book. The living room with a large fireplace and wood burner is ideal for entertaining or simply gathering the family together for a movie night.

The kitchen/ dining/ family room is clearly the heart of the house and a

fantastic room in which to host family and friends. Designed by Dominic Ash, the kitchen has plenty of worktop and storage space and the open plan layout lends itself superbly to everyday dining and festive gatherings. The seating area leads through to the garden room with its wood burner and doors to the terrace.

The study is perfect for working from home and could also make a wonderful snug/ library room.

Off the kitchen, the hallway leads through to the spa which comprises a heated indoor swimming pool with a Fastlane pro counter-current system,

steam and sauna rooms, a changing room with shower and wc. Along the hall is the plant room and the utility room which is ideal for muddy wellies

and keeping the piles of laundry out of sight! The utility leads through to the double integral garage. There is also a door leading to the front driveway. A rear staircase leads to the first floor and comprises two bedrooms and a bathroom. This wing of the house could easily be adapted to offer superb self-contained accommodation.

The principal bedrooms are accessed via the main staircase in the entrance hall. On the first floor is the master bedroom with en suite bathroom and dressing room. There are two further bedrooms and a family bathroom. The second floor comprises two bedrooms and a bathroom. All the rooms have been thoughtfully laid out to provide ample discreet storage, plenty of natural light and comfortable living spaces.

Outside the rear garden is predominantly laid to lawn, interspersed with a variety of fruit trees. The terrace is ideal for al fresco dining and summer BBQS and has lovely views over the paddock and valley beyond. There is a William Holland copper Alvius tub, a small pond, and two timber sheds to the side. There is tractor access to the side of the property and to the garden leading to the paddock.

The front garden has been beautifully landscaped to include a box parterre 'maze' and the 'in and out' gravelled driveway provides ample parking alongside the double garage. There is also an electric car charging point.

Location

Stoneridge House is located in Chedworth, a stunning village in the heart of The Cotswolds. Chedworth is a thriving village community and is home to a beautiful church, a popular pub: The Seven Tuns, the highly-regarded St Andrews Church of England Primary School, and offers a wide range of clubs and societies.

Conveniently located, the property is close to 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.

Northleach village, 4 miles away, is ideal for local shops and superb bar and restaurant choices such as The Curious Wine Cellar and The Wheatsheaf Inn.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools: Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies College to name a few.

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.



*Cirencester 8 miles
Cheltenham 12 miles
Northleach 5 miles
Kemble Station 12 miles
(London Paddington 75 mins)
M4 (Junction 15) 25 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water and electricity. Oil fired central heating alongside a mechanical ventilation system with underfloor heating to the ground floor. Electric underfloor heating to the first floor bathrooms. Private drainage. Gigaclear internet.

Viewings: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authority: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000 www.cotswold.gov.uk. Council Tax Band H.

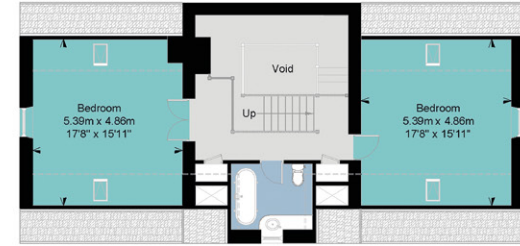
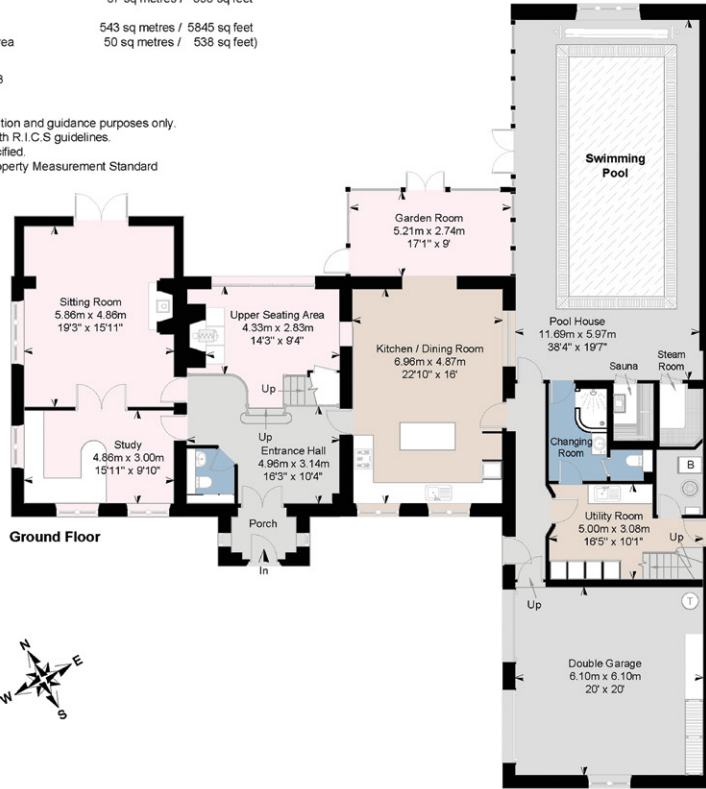


Stoneridge House, Fields Road, Chedworth, Gloucestershire

Approximate IPMS2 Floor Area
 House 422 sq metres / 4543 sq feet
 Pool House 84 sq metres / 904 sq feet
 Garage 37 sq metres / 398 sq feet

Total 543 sq metres / 5845 sq feet
 (Includes Limited Use Area 50 sq metres / 538 sq feet)

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 07890 327 241
 Job No SP2898
 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



Second Floor

□ = Limited Use Area



First Floor

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