

The Oxbyre



The Oxbyre, Chedworth, Cheltenham, GL54 4AN

Hall · Sitting room · Office · Kitchen · Living room · Garden room
Utility · Three bedrooms · Three bath/ Shower rooms · Terraces
Garden · Garage · Greenhouse · Store · Private parking

An enchanting Cotswold stone house in the heart of the village

Description

The Oxbyre is a superb and enchanting Cotswold stone village house. Located in the heart of Chedworth, this fabulous home, originally an ox barn, sits in a fabulous position overlooking the valley beyond with easy access to wonderful country walks.

The Oxbyre has been thoughtfully renovated to provide comfort, alongside practical living spaces and elegant designs. The house is equipped with state-of-the-art lighting and Bang and Olufsen speakers are integrated in almost all of the rooms in the house.

The reception rooms have been carefully designed with love and attention and flow beautifully from the entrance hall.

The sitting room/ library, with its open fireplace, is a superb room in which to relax with a good book or enjoy and well-deserved a gin & tonic with friends.

French doors lead through to the office which could equally be a stylish cinema room, with its panelled walls and practical shutters.

The adjacent hallway doubles as a utility room with access to a quaint terrace with stunning views over the valley beyond.

The kitchen is a homely room in which to entertain family and friends and the dual Aga adds additional heat in the cooler months, making this a gorgeous room in which to cook up a feast.

The living room opens into the oak framed garden room to create a generously proportioned, bright and light living space with a Clearview wood burner

and 180° views of the terrace and garden.

A shower room with loo is a useful additional to the ground floor living space.

Upstairs is the master suite with jacuzzi bath, walk-in shower and a separate dressing area. There is also a further double bedroom with en suite shower room. The third bedroom is accessed via a staircase at the other end of the house.

Careful thought has been put in to creating ample yet discreet storage throughout the house.

The garden is a haven of peace and tranquillity. Lovingly landscaped and maintained, it is made up of various areas with herbaceous borders, vibrant flowerbeds, Beech hedging, lawn areas and a garden spring at its heart.

There is also a stunning Victorian greenhouse, a store and a Cotswold stone garage with attic storage.

The driveway provides private off-road parking.

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. Gas central heating.

Postcode: GL54 4AN.

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 F.



Location

The Oxbyre 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, cafés 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.



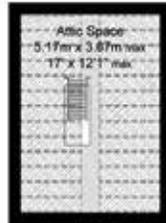


First Floor

Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



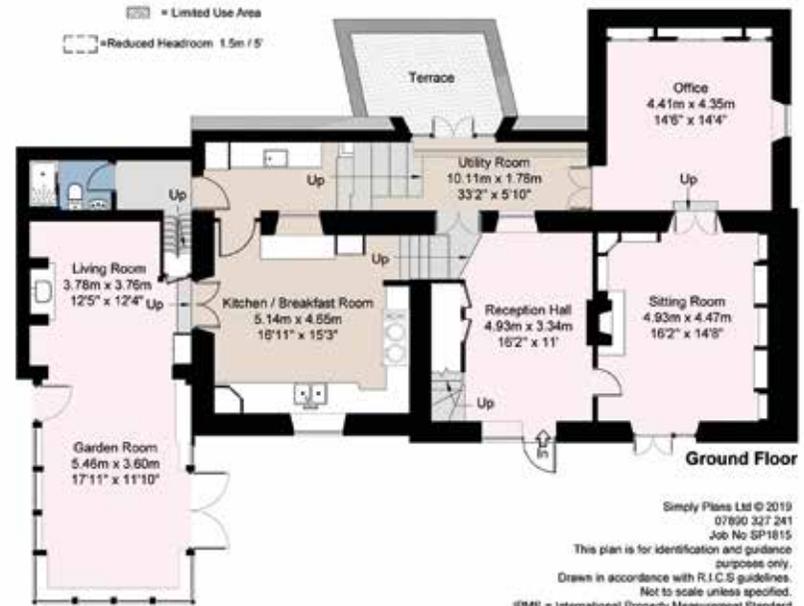
First Floor
access via ladder



Store

The Oxbyre, Chedworth, Gloucestershire

House Approximate Floor Area	272 sq metres / 2928 sq feet
Garage Approximate Floor Area	37 sq metres / 399 sq feet
Store Floor Area	2 sq metres / 21 sq feet
Total	311 sq metres / 3347 sq feet
(House Includes Limited Use Area)	40 sq metres / 430 sq feet)
(Garage Includes Limited Use Area)	16 sq metres / 173 sq feet)



Ground Floor

Simply Plans Ltd © 2019
07890 327 241
Job No SP1815

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

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

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