



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



WESTERLEIGH

Coates

Westerleigh, Coates, GL7 6NR

A wonderful village house in the heart of the Cotswolds

Location

Located on the edge of Coates, Westerleigh is ideally situated in the heart of the Cotswolds, close to Cirencester. The vibrant village community is home to a beautiful 13th Century church, an active village hall and social club and a cricket pitch. Surrounded by some of England's finest countryside, country walks are on the doorstep. The Potting Shed gastro pub and The Rectory restaurant in nearby Crudwell, and The Bell in Sapperton provide superb local dining options.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

Nearby Tetbury, is a vibrant market town, renowned for its antique shops, lovely boutiques and superb cafes, restaurants and bistros which include the Highgrove shop, Lola & Co tapas restaurant and the award-winning Hobbs Bakery. This bustling town also offers local everyday amenities, an open market under The Market House and there are plenty of popular pubs.

The beautiful historic town of Malmesbury, is 12 miles away and offers a selection of lovely boutiques and cafes, whilst more extensive shopping can be found in the larger towns of Bath and Bristol.

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.

Sporting opportunities are abundant with

nearby golf courses in Baunton, Westonbirt and Minchinhampton; bridle paths are plentiful; sailing and water sports can be enjoyed at The Cotswold Water Park.

The area offers an excellent choice of schooling and includes superb public, state and grammar schools such as Rodmarton Primary School, Kemble Primary School, Westonbirt, Beaudesert Park, Pinewood, Rendcomb College, Malmesbury Church Of England School, St Mary's, St Margaret's and Cheltenham Colleges to name 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. Kemble train station is only a few miles up the road and offers a direct train service into London Paddington.

Kemble 3 miles (direct train to London Paddington)

Cirencester 4 miles

Tetbury 9 miles

Malmesbury 12 miles

M4 (Junction 15) 22 miles

Cheltenham 17 miles

All distances and times are approximate

Reception hall • Sitting room • Snug • Study • Dining room
Kitchen/ Breakfast room • Utility • 5 Bedrooms • 2 Bathrooms
Terrace • Garden • Double garage





General Information

Tenure: Freehold.

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

Postcode: GL7 6NR.

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 623000. Council Tax Band G.
EPC rating D.



Description

Westerleigh is a superb village house with bright and light living spaces and scope for further modernisation.

The kitchen/ breakfast room is clearly the heart of the house and a lovely room in which to host friends and family. Extended in recent years and equipped with the necessary modern appliances, the kitchen overlooks the terrace and garden and offers ample worktop and storage space.

The ground floor has four reception rooms comprising the dining room which comes into its own when hosting more formal gatherings and dinner parties, the sitting room with dual aspect windows and a lovely open fireplace, the adjoining study and a snug which could equally make a wonderful playroom for children. The ground floor also has a cloakroom and a handy utility room. The boiler room is ideal for keeping muddy wellies out of the way after a long country walk.

Upstairs is the principal bedroom with en suite bathroom, four further bedrooms and a family bathroom. All the rooms are lovely and bright and have ample discreet storage.

Outside, the generously proportioned garden is a haven of peace and tranquility. It is predominantly laid to lawn and interspersed with herbaceous borders.

There is scope to further landscape and create a garden paradise in the paddock area. The garden shed is used to store all the necessary equipment and the terrace is ideal for al fresco dining in the warmer months.

The double garage offers covered parking and further storage space. There is private parking to the front of the house alongside the garage.



Westerleigh, Coates, Gloucestershire

Approximate IPMS2 Floor Area

House	185 sq metres / 1991 sq feet
Garage	29 sq metres / 312 sq feet
Summerhouse	5 sq metres / 54 sq feet
Boiler House	8 sq metres / 86 sq feet

Total 227 sq metres / 2443 sq feet



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Job No SP3111

This plan is for identification and guidance purposes only.

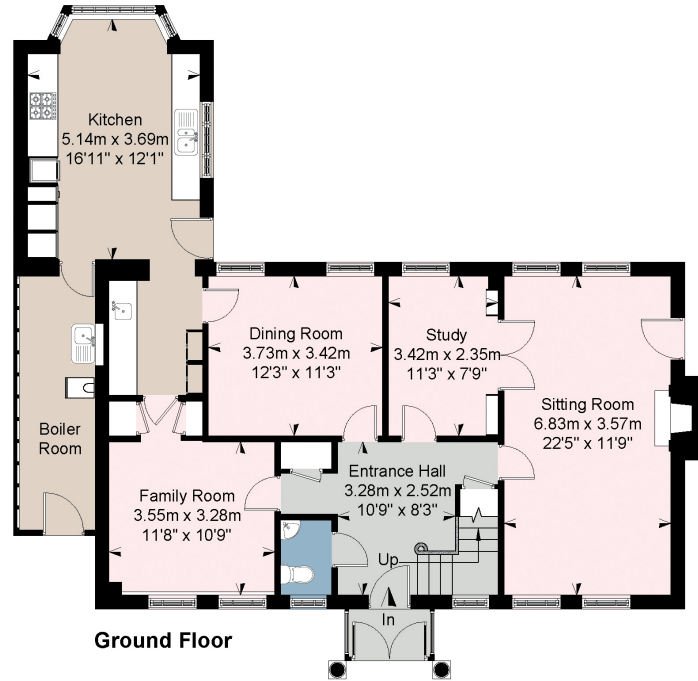
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



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