

WHEELWRIGHTS



WHEELWRIGHTS, ALDSWORTH, GL54 3QP

A STUNNING COTSWOLD STONE FAMILY HOME ON THE EDGE OF THE VILLAGE

LOCATION

Wheelwrights is beautifully positioned on the edge of Aldsworth, a quintessential, idyllic village in the heart of the Cotswolds. This stunning and sought-after village is home to honey stone cottages, a superb gastro pub and has fabulous walking paths on its doorstep.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 4 miles away.

Daylesford Organic Farm Shop, 15 miles away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. 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, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafés and twice weekly markets.

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

The area offers a superb choice of schooling with an

exceptional selection of state, grammar and private schools such as Meysey Hampton Primary School, The Cotswold School, Hatherop Castle, Dean Close, Cheltenham Colleges and Pate's, to name but a few.

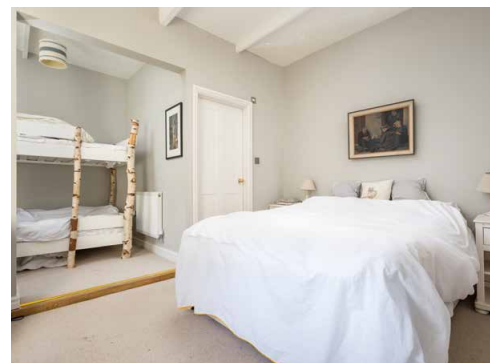
Wheelwrights is well located for outdoor activities, with golf at Cirencester, Cheltenham, Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the countryside.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury and Kemble stations.

NORTHLEACH 4 MILES
BURFORD 6 MILES
CIRENCESTER 10 MILES
STOW-ON-THE-WOLD 14 MILES
KEMBLE 16 MILES
(DIRECT TRAIN TO LONDON PADDINGTON)
CHARLBURY 16 MILES
(DIRECT TRAIN TO LONDON PADDINGTON)
CHELTENHAM 19 MILES
OXFORD 25 MILES

All distances and times are approximate

KITCHEN/BREAKFAST ROOM • DRAWING ROOM • SITTING ROOM/
PLAY ROOM • CLOAKROOM • GARAGE • SIX BEDROOMS
FOUR BATHROOMS • TERRACES • GARDENS • PARKING • OUTBUILDING





DESCRIPTION

Wheelwrights is an exceptional Grade II Listed semi-detached Cotswold stone family home, superbly located on the edge of one of the Cotswold's finest villages. Beautifully presented and elegantly renovated over the years, the current owners have been mindful to create a generously proportioned home whilst maintaining its character and keeping in mind the practicalities for modern family living.

The kitchen/breakfast room, with oak floors and underfloor heating, is without doubt the heart of the home. Spacious and bright, this is a fabulous room in which to entertain family and friends and enjoy company at the dining table or have everyone milling around the centre island discussing the events of the day! The bi-folding floor-to-ceiling glass doors leading to the terrace and garden beyond allow for indoor/outdoor living in the warmer months and let an abundance of light shine through. The bespoke solid-wood kitchen has been thoughtfully designed to provide ample storage and counter-top space and has been adapted for contemporary living. The drawing room with its wood burner and library wall is a wonderful room in which to relax and unwind with a good book. A 'secret door' in the bookshelves gives access to the home office/study. A further sitting room, currently

used as a play room, is great for the kids to have their own space or watch a movie on a rainy day. On the ground floor there is also a guest bedroom with ensuite shower room. A spacious garage/utility room and a cloakroom are useful additions to the downstairs living space.

The first floor comprises the master bedroom with ensuite bathroom, two further double bedrooms and a family bathroom. The second floor is home to two double bedrooms and a bathroom. All the bedrooms are bright and light with ample discreet storage.

Outside the front terrace overlooks the garden which is predominantly laid to lawn with herbaceous borders and several mature apple trees. The enclosed rear garden is wonderfully private and the generous terrace is ideal for enjoying al fresco dining and pizzas from the built-in wood-fired oven whilst taking in the summer evenings. A generous outbuilding currently used as an artist's studio is a super addition, with an array of solar panels generating useful additional income and power.

There is ample private parking to the front of the house with a charging point for an electric car.

GENERAL INFORMATION

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity and additional electricity via solar panels. LPG central heating. Private drainage. Gigaclear ultrafast broadband available.

Postcode: GL54 3QP.

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.

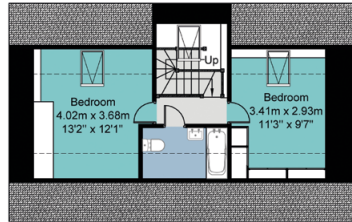
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band G.



Wheelwrights, 20 Aldsworth, Cheltenham, Gloucestershire

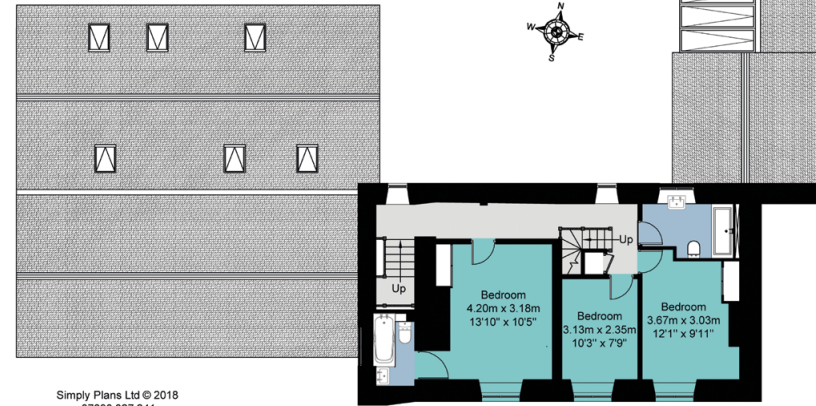
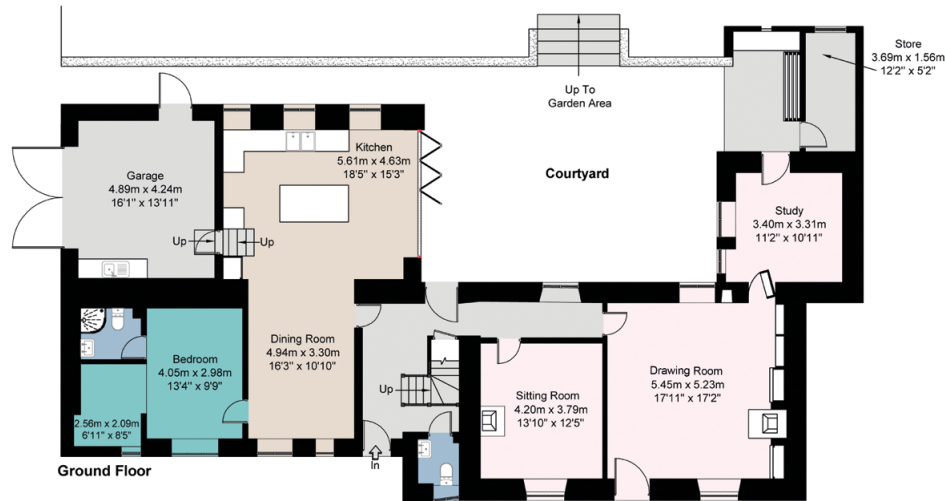
Gross Internal Floor Area Approx :- (House Including Garage)
House 277 sq metres / 2982 sq feet
Workshop 24 sq metres / 258 sq feet
Store 5 sq metres / 54 sq feet

Total 306 sq metres / 3294 sq feet



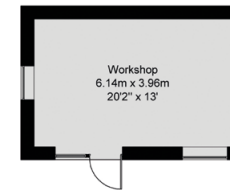
Second Floor

[] = Reduced Headroom 1.5m / 5'



First Floor

Simply Plans Ltd © 2018
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Job No SP1602
This plan is for identification purposes only. Not to scale.



Outbuildings
Not Shown In Actual Location Or Orientation

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PROPERTY

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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