

Field Cottage



Field Cottage, The Laines, Chedworth, GL54 4NS

A beautiful Cotswold cottage with separate annex, sitting in over 2 acres of gardens and paddock

Location

Field Cottage is located in The Laines, a quiet hamlet on the outskirts of 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 highly-regarded St Andrews Church of England Primary School and a very handy well-stocked farm shop. The village also 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.

*Cirencester 6 miles
Cheltenham 11 miles
Kemble Station 12 miles
(London Paddington 75 mins)
Swindon 23 miles
M4 (Junction 15) 25 miles*
All distances are approximate

Entrance hall • Kitchen/ Breakfast Room • Living Room • Sitting room
Dining Room • Utility Room • 4 Bedrooms • 3 Bath/ Shower rooms
Annex • Terraces • Garden • Garages • Outbuilding • Parking
Just over 2 acres





Description

Field Cottage is an exceptional semi-detached extended period country cottage, bursting with charm and character, nestled in the heart of the Cotswolds with some of the most spectacular views. A warm and inviting home with fantastic walks on its doorstep, this home has been lovingly created and maintained over the years.

The spacious entrance hall leads to the ground floor living space. The living room is bright and light with French doors leading to the terrace. The contemporary and well-laid out kitchen/ breakfast room overlooks the garden and a door leads to the side terrace. Across the hallway, the dining room is ideal for entertaining family and friends, and the adjoining sitting room, with open fireplace and wood burner, is a cosy room during the colder months. A handy utility room and downstairs cloakroom with shower are super additions to the ground floor living space.

Upstairs there are four bedrooms and two bathrooms. The master bedroom, with en suite shower room, is generously proportioned and offers ample discreet storage. All the bedrooms are bright and light with views over the countryside and hamlet.

The separate annex offers additional living space on the first floor and is ideal as a home office or a spacious family games room. The ground floor is home to two garages and workshop/ store room.

The garden is predominantly laid to lawn with specimen trees and shrubs. The terrace to the rear of the house overlooks the circa 2 acre gardens, paddock and spinney. There is a wonderful feeling of space with a beautiful outlook over the rolling countryside. The gravel driveway provides ample parking.

General Information

Tenure: Freehold.

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

Postcode: GL54 4NS.

Viewing: 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 Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643643. Council Tax Band E and EPC rating E.

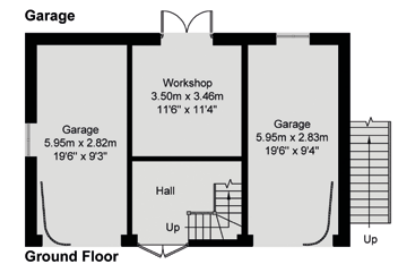
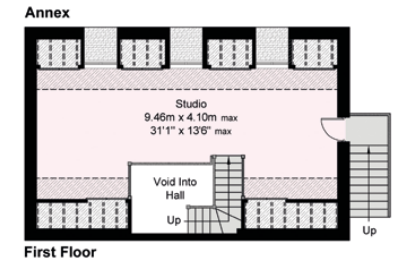
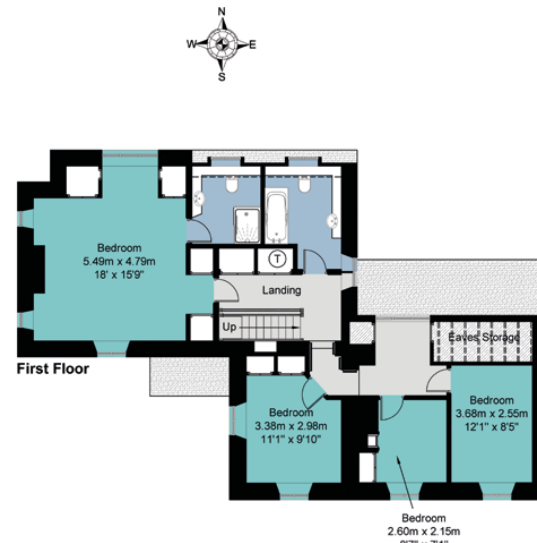
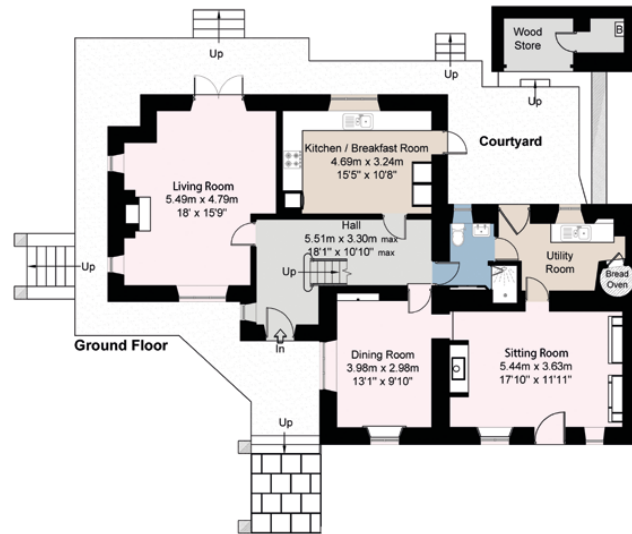


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House Approximate IPMS2 Floor Area 196 sq metres / 2110 sq feet
House Limited Use Area 5 sq metres / 54 sq feet
Annex Approximate IPMS2 Floor Area 33 sq metres / 355 sq feet
Annex Limited Use Area 20 sq metres / 215 sq feet
Garage / Workshop 47 sq metres / 506 sq feet

Total 301 sq metres / 3240 sq feet
Simply Plans Ltd © 2019
07890 327 241
Job No SP1675

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
[] = Limited Use Area
[] = Reduced Headroom 1.5m / 5'



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