



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



PEACH TREE COTTAGE

Chedworth

# Peach Tree Cottage, Chedworth, Cheltenham, GL54 4AL

## A quintessential Cotswold cottage in a fabulous village

### Location

Peach Tree Cottage is discreetly positioned along a peaceful village lane in the heart of the quintessential Cotswold village of Chedworth. Nestled within a thriving and close-knit community, the village offers a rare blend of timeless charm, heritage and modern convenience. At its centre are a beautiful historic church and an active village hall, while the highly regarded St Andrew's Church of England Primary School provides an excellent educational foundation. A rich programme of clubs, societies and village events fosters a strong sense of community and an enviable quality of life.

Ideally located between Cirencester and Cheltenham, Peach Tree Cottage enjoys access to some of the most desirable destinations in the Cotswolds.

Cirencester, often described as the "Capital of the Cotswolds," is celebrated for its refined limestone architecture, elegant townhouses and vibrant cultural scene. The town offers an appealing mix of boutique shopping, artisan retailers, independent cafés, acclaimed restaurants and twice-weekly markets, creating a lively yet sophisticated atmosphere throughout the year.

To the north, the Regency spa town of Cheltenham provides an exceptional lifestyle offering. Renowned for its fine dining, premium retail and world-class festivals, the town hosts an impressive calendar of literary, jazz, science and food festivals, alongside the internationally famous Cheltenham Racecourse, ensuring year-round cultural and social appeal.

Educational provision in the area is outstanding, with a superb selection of state, grammar and highly regarded independent schools, making the location particularly attractive for families seeking excellence at every level.

The surrounding countryside offers exceptional leisure opportunities. Superb golf courses at Cheltenham, Baunton, Shipton and Naunton Downs are within easy reach, while an extensive network of bridle paths and walking routes invites exploration of the rolling Cotswold landscape. For water-based pursuits, the Cotswold Water Park provides sailing, paddle sports and a variety of recreational activities.

Despite its idyllic rural setting, connectivity is excellent. High-speed broadband supports contemporary working from home, while the M4 and M5 motorways offer swift access to London, the Midlands and the South West. Well-connected mainline rail services and convenient access to several international airports further enhance the appeal for both national and international travel.

*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

Entrance • Cloakroom/ Utility room • Kitchen/ Breakfast room • Family room • Sitting room  
Study • Principal bedroom with en suite bathroom room • 3 further bedrooms • Family bathroom  
Garden • Paddock • Car port and storage • Private driveway parking





## Description

Peach Tree Cottage is an exquisite Grade II listed Cotswold stone village house, beautifully positioned in the heart of the highly coveted village of Chedworth and enjoying far-reaching, picturesque views across the valley. Recently refurbished, the property offers an elegant balance of period charm and refined contemporary comfort.

At the heart of the home is the generous, light-filled kitchen and breakfast room — a superbly designed space for both everyday living and entertaining. French doors open seamlessly onto the garden, creating a wonderful flow between house and outdoors, ideal for long summer lunches and relaxed evening gatherings.

A few steps rise to the atmospheric drawing room, rich in character and centred around an impressive inglenook fireplace with wood-burning stove, forming a striking focal point. Delightful window seats overlook the front garden. The adjoining study is a bright and versatile room, equally well suited as an intimate snug or a children's playroom.

The utility room keeps the washing out of sight and is ideal for wet dogs and muddy wellies after a long country walk.

The upper floors are thoughtfully arranged and accessed via two separate staircases. The first floor comprises the principal bedroom with an en suite bathroom. A further bedroom and bathroom are located on this floor. The second floor comprises two additional bedrooms. Throughout the house, a careful interplay of traditional and Velux windows allows soft natural light to filter through the living spaces from morning to evening.

Outside, the valley views are breathtaking! The garden is a private and tranquil haven, predominantly laid to lawn and surrounded in part by Cotswold stone walling. There is a paddock to the side of car port and the driveway provides ample parking.

Peach Tree Cottage represents a rare opportunity to acquire a home of genuine distinction, combining timeless Cotswold architecture and an idyllic village setting.

## General Information

**Tenure:** Freehold. Grade II Listed.

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

**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 F and EPC rating E.



## Peach Tree Cottage, Middle Chedworth, Chedworth, Gloucestershire

Approximate IPMS2 Floor Area

House	183 sq metres / 1970 sq feet
Cellar	10 sq metres / 108 sq feet
Outbuilding	28 sq metres / 301 sq feet

Total	221 sq metres / 2379 sq feet
(Includes Limited Use Area)	35 sq metres / 376 sq feet

Simply Plans Ltd © 2026

07890 327 241

Job No SP3952

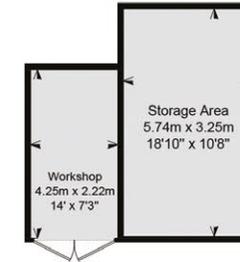
This plan is for identification and guidance purposes only.

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

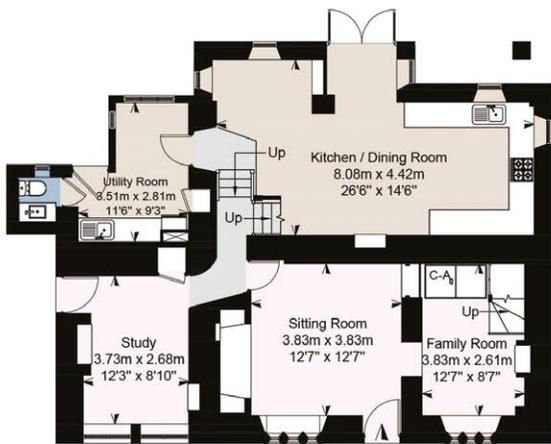
Not to scale unless specified.

IPMS = International Property Measurement Standard

### Outbuilding

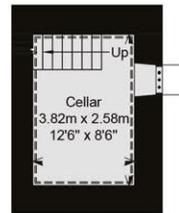


Outbuildings  
Not Shown In Actual Location Or Orientation

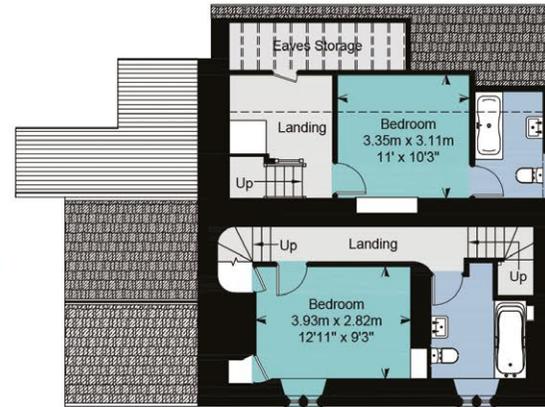


Ground Floor

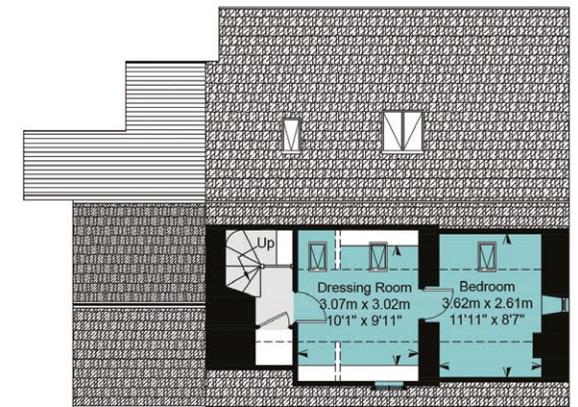
C-A = Cellar Access



Cellar



First Floor



Second Floor

[ ] = Limited Use Area

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

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs and details February 2026.