



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



5 SCHOOL ROW

Coates

5 School Row, Coates, GL7 6NL

A wonderful village house in the heart of the Cotswolds

Location

Located in the pretty village of Coates, 5 School Row 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 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.

Cirencester 4 miles

Tetbury 9 miles

Malmesbury 12 miles

M4 (Junction 15) 22 miles

Cheltenham 17 miles

All distances and times are approximate

Entrance porch · Living room · Sitting room · Kitchen/ Dining room
4 Bedrooms · 2 Bathrooms · Summer house/ Office · Terrace · Garden
Garage · Private parking





General Information

Tenure: Freehold.

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

Postcode: GL7 6NL

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 643643. Council Tax Band C .
EPC rating C.



Description

5 School Row is a wonderful semi-detached village house with bright and light living spaces, open plan living areas and cosy corners.

The kitchen/ dining room, with underfloor heating, is clearly the heart of the house and a lovely room in which to entertain family and friends. The kitchen island is perfect for catching up over a morning coffee and the dining area works superbly for everyday dining and dinner parties alike. The kitchen is well equipped with all the necessary modern appliances and there is ample worktop and storage space. Sliding doors open onto the decked terrace, with the garden, beyond allowing for fabulous indoor/ outdoor living in the warmer months.

The adjoining living room is a great family room with wood burner and views to the front of the house. The sitting room with French doors to the garden is ideal for family movie nights or quiet moments with a good book.

The ground floor also had as a handy wet room.

Upstairs comprises four bedrooms and a family bathroom. All the rooms are lovely and bright, beautifully laid out and have ample discreet storage.

Outside, the summer house is currently used as a home office and games room. It is a superb addition to the overall accommodation and is ideal for working from home.

The delightful garden is predominantly laid to lawn with hedging and herbaceous borders. The far-reaching countryside views are exceptional! The terrace is superb for al fresco dining in the warmer months.

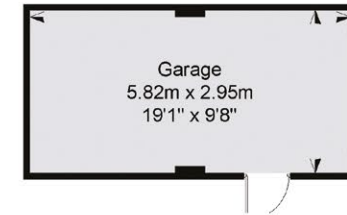
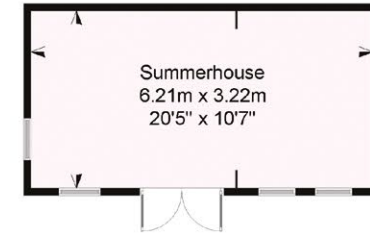
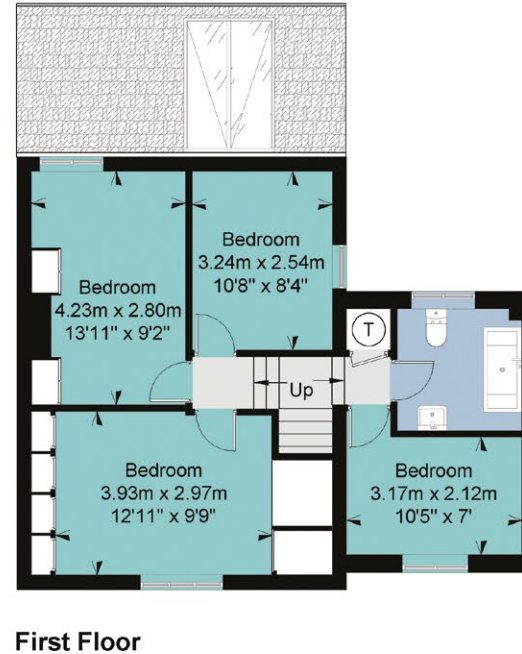
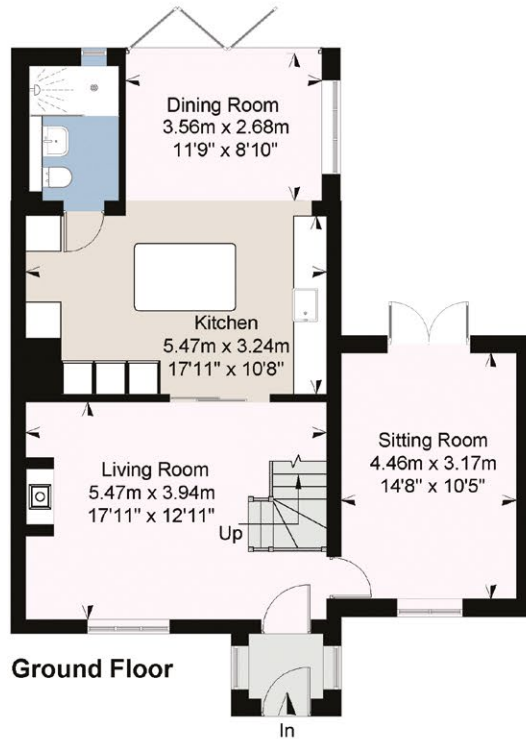
There is a garage to the side of the house and a store. The driveway provides further off-road parking.



5 School Row, Coates, Cirencester, Gloucestershire

Approximate IPMS2 Floor Area

House	128 sq metres / 1378 sq feet
Garage	17 sq metres / 183 sq feet
Summerhouse	20 sq metres / 215 sq feet
Total	165 sq metres / 1776 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation

Simply Plans Ltd © 2023
07890 327 241
Job No SP3132

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

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. Details July 2023.