

ARDMORE HOUSE

— CHEDWORTH —



ARDMORE HOUSE

CHEDWORTH, GL54 4AL

Main house: Entrance hall · Kitchen/ dining room · Sitting room
Cloakroom · Utility · 4 Bedrooms · Attic bedroom · 2 Bathrooms
Landscaped gardens · Terraces · Outbuilding

Annex: Sitting room · Kitchen · 2 Bedrooms · Bathroom

A superb village house in the heart of The Cotswolds

Description

Ardmore House is a stunning and substantial Cotswold village house full of charm and character. Careful thought and attention have been put into creating a welcoming and comfortable home with bright and light living spaces and cosy corners. The reception rooms flow beautifully off the generous entrance hall.

The kitchen/ dining room is clearly the heart of the house and a fabulous room in which to entertain family and friends. This open plan space is beautifully light with large windows overlooking the village and French doors leading to the terrace and garden beyond.

The kitchen island and worktops offer plenty of cooking preparation space and the larder is ideal for the chefs ingredients. The striking red Aga offers extra warmth in the colder months.

The sitting room with a stunning open fireplace is generously proportioned and is wonderful for relaxing afternoons in front of the fire and equally works superbly for hosting larger gatherings.

The utility and cloakroom are great additions to the ground floor living space and keep muddy wellies and piles of washing out of the way!

The first floor comprises the master bedroom with an en suite bathroom. There are three further bedrooms and a family bathroom on this floor. The spacious attic is currently used as a fifth bedroom although access is currently via a drop down ladder. All the bedrooms are bright and light with ample discreet storage.

A cellar provides further useful storage space.

The annexe, with independent access, comprises a kitchen and sitting room on the ground floor and two bedrooms with a bathroom on the first floor. This

offers superb ancillary accommodation or could be incorporated back into the main house if required.

Outside the enclosed gardens to the rear and side of the house are a haven of peace and tranquillity. Beautifully curated and landscaped, they are laid to lawn with stunning herbaceous borders, interspersed with a variety of fruit trees and lovely seating areas. It really is a magical setting. The terraces overlook the gardens and are perfect for sundowners and al fresco dining in the summer.

There is plenty of parking on the lane outside the house.

Location

Ardmore House is located in the heart of the stunning Cotswold village of Chedworth. This thriving village community is home to a beautiful church, a popular pub, The Seven Tuns, which is within walking distance, the highly regarded St Andrews Church of England Primary School, and 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, cafes 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 Cirencester, Cheltenham, 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 7 miles
Cheltenham 12 miles
Kemble Station 13 miles
(London Paddington 75 mins)
Swindon 25 miles
M4 (Junction 15) 27 miles
All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. Combined oil-fuelled
and Air Source Heat Pump heating system.

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.

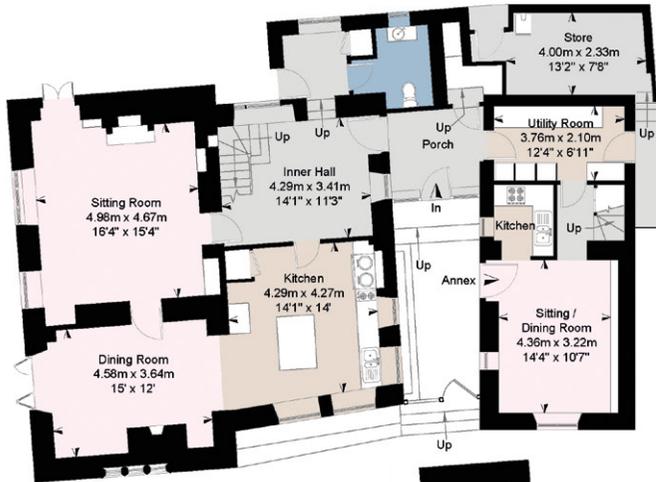
Local Authorities: Cotswold District Council, Trinity
Road, Cirencester, Gloucestershire. Tel: 01285
643000. Council Tax Band G and EPC rating E.



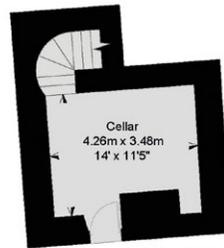
Ardmore, Middle Chedworth, Gloucestershire

Approximate IPMS2 Floor Area	
House	195 sq metres / 2099 sq feet
Cellar	17 sq metres / 183 sq feet
Attic Room	23 sq metres / 247 sq feet
Attic Space	17 sq metres / 183 sq feet
Annex	55 sq metres / 592 sq feet
Store	10 sq metres / 108 sq feet

Total	317 sq metres / 3412 sq feet
(Includes Attic Room Limited Use Area	6 sq metres / 64 sq feet)
(Includes Attic Space Limited Use Area	11 sq metres / 118 sq feet)
(Includes Annex Limited Use Area	15 sq metres / 161 sq feet)



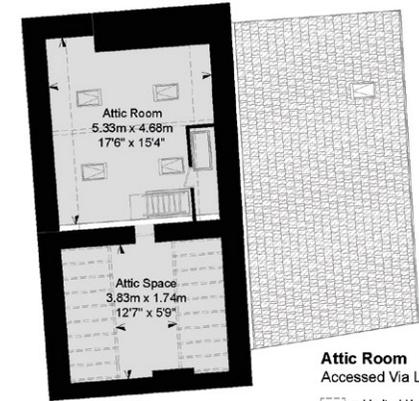
Ground Floor



Lower Ground Floor



First Floor



Attic Room
Accessed Via Ladder
= Limited Use Area



Simply Plans Ltd © 2022
07890 327 241
Job No SP2875

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 October 2022.