

FOXFIELD

— CHEDWORTH —



FOXFIELD, CHEDWORTH, GL54 4NQ

Entrance hall • Sitting room • Living room • Study • Kitchen/ dining room
Cloakroom • Boot room • Utility room • 5 Bedrooms • 2 Bathrooms • Terrace
Landscaped gardens • Store • Driveway • Private Parking

Annex: Kitchen/ living room • Bedroom • Bathroom

A fantastic and superbly proportioned Cotswold home in a fabulous village

Description

Foxfield is a superbly proportioned country home, beautifully laid out with an abundance of natural light throughout. The generous entrance hall sets the tone to this fabulous home. The living spaces flow seamlessly, offering superb entertaining space alongside cosy corners.

The kitchen is clearly the heart of the house and a fabulous room in which to entertain family and friends. The open plan set up lends itself well to everyday dining and larger gatherings. The kitchen is well equipped with all the necessary mod cons and offers ample worktop and storage space.

The bi-fold doors leading to the garden provide plenty of natural light and a seamless transition from indoor to outdoor living in the summer months.

The sitting room overlooking the rear garden is perfect for movie nights and the living room with its wood burner is ideal for hunkering down with a good book after a long Sunday walk. The study/ library is currently used as a home office and could equally make a wonderful playroom for younger children.

The downstairs cloakroom and boot rooms are handy additions to the

ground floor living space and the utility room is perfect for keeping piles of washing out of the way!

Upstairs comprises five double bedrooms and two bathrooms, the master bedroom being en suite. All the rooms have fabulous countryside views and the owners have been mindful to create welcoming spaces with plenty of discreet storage.

The annex, with the downstairs currently used as a workshop, offers superb ancillary accommodation comprising a sitting room with kitchenette, a bedroom and a shower room.

Outside the rear garden is predominantly laid to lawn interspersed with delightful herbaceous borders. This is a true haven of peace and tranquillity with sensational views across the neighbouring fields. The terrace is ideal for al fresco dining and summer BBQs.

The front garden has been beautifully landscaped to include raised beds and a pretty feature fountain. The driveway provides ample parking.

Location

Foxfield is located in 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 Seven Tuns, 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 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.

Northleach village, 4 miles away, is ideal for local shops and superb bar and restaurant choices such as The Curious Wine Cellar and The Wheatsheaf Inn.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools: Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies College to name a few.

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 8 miles
Cheltenham 12 miles
Northleach 5 miles
Kemble Station 12 miles
(London Paddington 75 mins)
M4 (Junction 15) 25 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water and electricity. Oil fired central heating. Underfloor heating throughout. Electric heating to the annex. Private drainage.

Viewings: 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 Authority: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000 www.cotswold.gov.uk. Council Tax Band G.



Foxfield, Fields Road, Chedworth, Gloucestershire

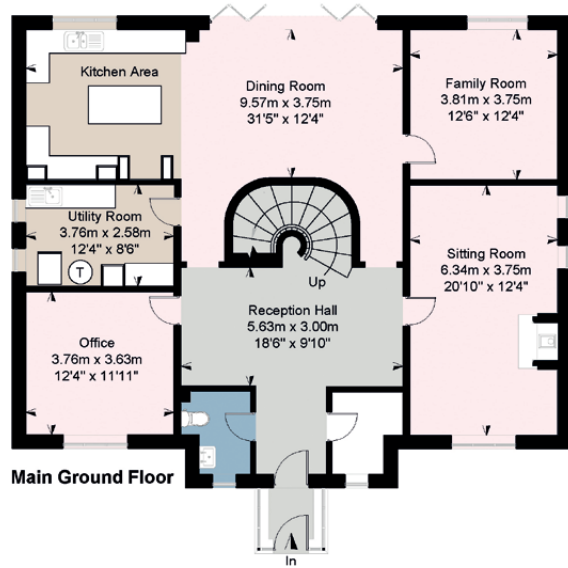
Approximate IPMS2 Floor Area
 Main House 289 sq metres / 3111 sq feet
 Foxfield Annex 51 sq metres / 549 sq feet
 Store 11 sq metres / 118 sq feet

Total 351 sq metres / 3778 sq feet
 (Includes Limited Use Annex Area 7 sq metres / 75 sq feet)

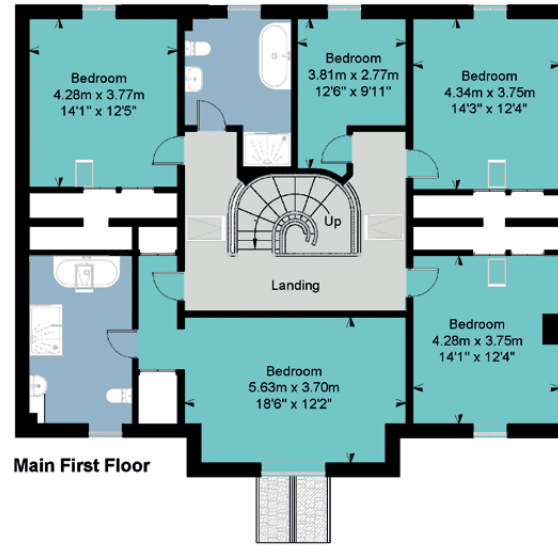


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 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

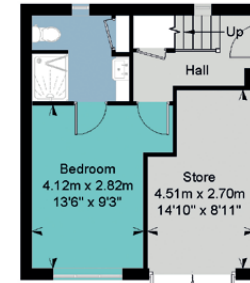
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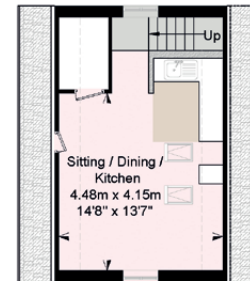
Main Ground Floor



Main First Floor



**Ground Floor
Foxfield Annex**



**First Floor
Foxfield Annex**

Outbuildings
 Not Shown In Actual Location Or Orientation

SHARVELL PROPERTY
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