



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



OAKWOOD HOUSE

Chedworth

Oakwood House, Chedworth, Cheltenham, GL54 4NQ

A fabulous Cotswold stone house nestled down a quiet lane on the edge of the village

Location

Oakwood House is located in the stunning village of Chedworth, within the heart of the Cotswolds. This thriving village community is home to a beautiful church, a village hall, the highly-regarded St Andrews Church of England Primary School, and 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, science and food festivals and, of course, horse racing.

The historic towns of Tetbury, Malmesbury, and Burford are only a short drive away. These towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as three CoFE Primary Schools (in Chedworth, North Cerney and Stratton), Pate's Grammar School, Rendcomb College, Beadesert Park,

Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College and Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Cheltenham, Baunton, Shipton and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park, and finally there is Polo across the Duntisbourne Valley in Cirencester Park.

Communications in the area are excellent with 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 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 Hall • Sitting room • Dining room • Kitchen/ Family room • Study
Utility • 4 double bedrooms • 2 en suite bathrooms • Family Bathroom
Double garage • Home Office • Private Parking • Terrace • Garden





General Information

Tenure: Freehold.

Services: Mains water and electricity. Green air source heating system run by electricity. Private drainage.

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 B.



Description

Built in 2022, Oakwood House is a fabulous Cotswold stone house, thoughtfully designed to provide practical contemporary living space combined with Cotswold charm and character. Finished to a very high spec, with underfloor heating throughout the ground floor, the house offers generous proportions with bright and light rooms and rural views to the rear.

The open plan kitchen/dining/sitting room is clearly the heart of the house and a fabulous room in which to entertain family and friends. Bi-folding doors lead to the terrace and garden beyond allowing for superb indoor/outdoor living in the warmer months.

The kitchen is well equipped with all the necessary modern appliances and there is plenty of worktop and storage space. The kitchen island works perfectly for morning catch ups over coffee and for putting the world to rights in the evening whilst cooking up a feast.

The living room with views over the front garden is ideal for quiet relaxing moments after a long country walk and the study is ideal for working from home or as a home library. The utility room, with its door leading to the garden, keeps the piles of washing out of sight and is handy for wet dogs and muddy wellies after a day exploring the Cotswolds!

Upstairs comprises four bedrooms, two with en suite bathrooms, and a family bathroom. All the rooms are generously proportioned and are bathed in an abundance of natural light.

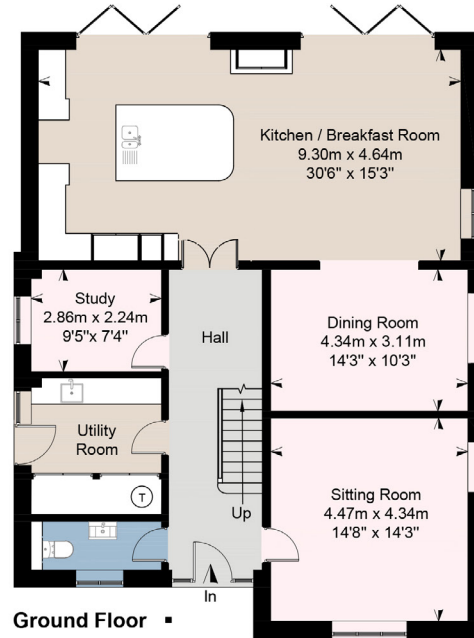
Outside, the landscaped garden is predominantly laid to lawn with delightful views over the neighbouring countryside. The terrace is perfect for enjoying sundowners and al fresco dining in the summer and the private gated driveway offers ample parking, alongside a double garage with home office above.



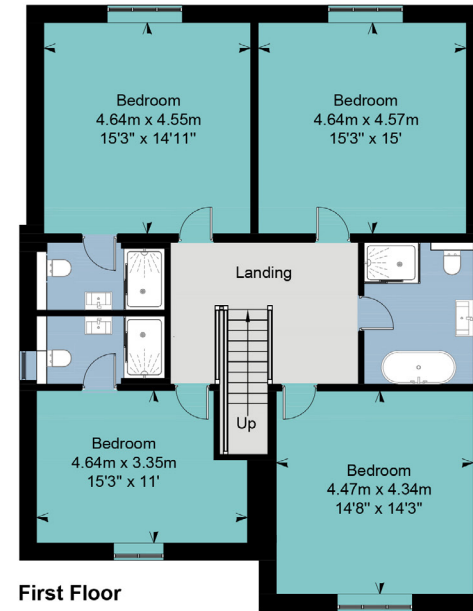
Oakwood House, Fields Road, Chedworth, Gloucestershire

Approximate IPMS2 Floor Area
 House 227 sq metres / 2443 sq feet
 Garage 72 sq metres / 775 sq feet
 Total 299 sq metres / 3218 sq feet
 (Includes Office Limited Use Area 10 sq metres / 107 sq feet)

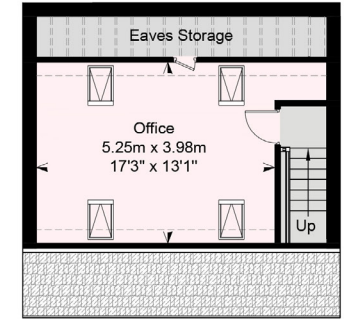
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 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard



Ground Floor

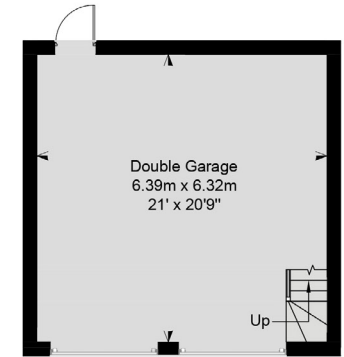


First Floor



**Garage / Office
First Floor**

□ = Limited Use Area



**Garage / Office
Ground Floor**

Outbuildings
 Not Shown In Actual Location Or Orientation

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t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

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