



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



THE OLD BRAGGS

Chedworth

The Old Braggs, The Laines, Chedworth, GL54 4NS

A beautiful Cotswold country home sitting in circa 2 acres of gardens and paddocks

Description

The Old Braggs, formerly comprising three cottages and once home to the local weavers, is an exceptional period country home, bursting with charm and character, nestled in the heart of the Cotswolds with some of the most spectacular views. A warm and inviting home with fantastic walks on its doorstep, the house has been lovingly renovated, extended and maintained over the years.

The main and the side entrance halls lead to the ground floor living space. The sitting room is bright and light with lovely window seats overlooking the garden and French doors leading to the terrace. The drawing room with open fireplace is a fabulous room in which to relax with a good book and the dining room comes into its own when hosting dinner parties and entertaining family and friends. The kitchen is ideal for everyday dining, morning coffees and catch ups. The striking red Aga provides extra warmth in the colder months and there is an electric oven and hob for added convenience. There is good worktop and storage space, with a larder for further cooking essentials.

Upstairs there are four bedrooms and two bathrooms, accessed via separate staircases. The bedrooms offer ample discreet storage

and are bright and light with views over the countryside and hamlet.

The south facing garden is predominantly laid to lawn with pretty herbaceous borders, mature trees and hedging. The terrace overlooks the circa 2 acres of garden, paddocks and stabling for two horses, and is a wonderful spot to enjoy al fresco dining in the summer months and unwind as the sun sets. There is a wonderful feeling of space with a beautiful outlook over the rolling countryside. The views are truly exceptional! A working well is a delightful feature of the garden. The gravel driveway provides parking for two cars alongside the garage and a Cotswold stone store provides storage for garden tools.

*Cirencester 6 miles
Cheltenham 11 miles
Kemble Station 12 miles
(London Paddington 75 mins)
Swindon 23 miles
M4 (Junction 15) 25 miles*

All distances and times are approximate

Entrance halls • Kitchen/ Breakfast Room • Sitting room • Dining Room
Drawing Room • Utility Room • 4 Bedrooms • 2 Bathrooms • Terraces • Garden
Garage • Paddocks • Stabling • Outbuilding • Parking • Circa 2 acres





General Information

Tenure: Freehold.

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

Postcode: GL54 4NS.

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 643643. Council Tax Band F and EPC rating E.



Location

The Old Braggs is located in The Laines, a quiet hamlet on the outskirts of 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 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.

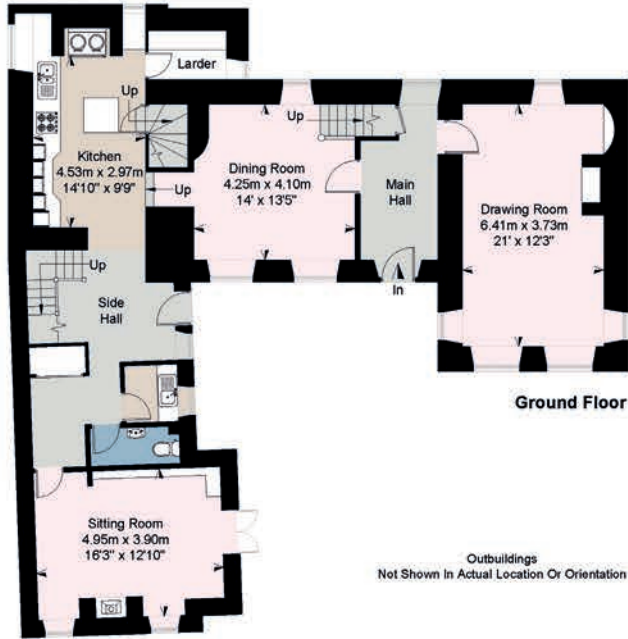
Sporting opportunities are abundant in the area with nearby golf courses in, Cheltenham, Baunton, and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

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.



The Old Braggs, Chedworth, Gloucestershire

Approximate IPMS2 Floor Area	235 sq metres / 2529 sq feet
House	15 sq metres / 161 sq feet
Garage	15 sq metres / 161 sq feet
Stables	27 sq metres / 291 sq feet
Total	277 sq metres / 2981 sq feet
(Includes Limited Use Area)	7 sq metres / 75 sq feet



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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

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