

Willow Tree Cottage

Chedworth, Cheltenham, Gloucestershire





A classically charming period Cotswold stone cottage with well presented flexible accommodation in a private south-facing location close to the heart of a thriving village.

Northleach 4 miles, Cirencester 8 miles, Cheltenham 12 miles, Kemble Station (Paddington 75 minutes) 12 miles

Stow-on-the-Wold 13 miles, Oxford 32 miles, M5 (J11A) 14 miles, M4 (J15) 25 miles.

(All distances and times are approximate)



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Summary of accommodation

Willow Tree Cottage

Ground floor: Sitting room | Kitchen/breakfast room | Dining room or bedroom 3 | Utility room | WC

First floor: Bedroom with en suite bath and shower room | Bedroom with en suite shower room | Storage area

Outside

Garden | Ornamental pond | Greenhouse | Cotswold stone outbuilding

Situation

Times and distances are approximate.



Northleach, Cirencester and Stow-on-the-Wold.



The Seven Tuns in Chedworth.



Kemble Station 12 miles - Paddington 75 minutes.



A40 provides links to Cheltenham and Oxford, M5 Junction 11A 14 miles, M4 Junction 15 25 miles.



Primary schools in Chedworth and Northleach. The Cotswold School in Bourton-on-the-Water, Rendcomb College, Hatherop Castle, Beaudesert Park, Westonbirt, Cheltenham College, Cheltenham Ladies' College and Dean Close.



Burford, Naunton Downs and the nearby Cirencester Golf Club at Bagendon.



The surrounding countryside has many footpaths and bridleways, providing a wide range of walking and riding opportunities.



Cheltenham and Stratford on Avon, Polo at Cirencester Park.



Cheltenham and Oxford.



Cotswold Waterpark.



Gloucester.



The Property

Willow Tree Cottage is detached, with origins probably dating back to the mid/late 18th Century and with more recent additions. Built in a traditional style of local Cotswold stone with natural stone tiles to the main front roof slope, it stands in a lovely quiet, elevated position. It has a particularly attractive facade with a central porch and two gabled dormers. The cottage is not listed, but it does lie within the Chedworth Conservation Area and is in an area of outstanding natural beauty. At one stage, it served as the village Station Master's house and in the back garden remain stone steps cut into the former railway embankment via which they would have gone to work.

Internally, the well presented accommodation is arranged over two floors and benefits from double glazed windows throughout. Care has been taken to preserve as much of the original charm and character as possible, and period features include exposed beams and roof timbers, an inglenook fireplace with a seat, an original spiral staircase with exposed stone curved wall and a stone mullioned window. The accommodation is flexible; in particular, the dining room is a great all-purpose room that could serve as a playroom or ground floor bedroom, if required.

There is a delightful study area on a half landing with fitted shelving, and on the first floor are two excellent double bedrooms with well appointed en suites. In the bathroom to the principal bedroom, a secret doorway provides access to a dressing room/occasional child's bedroom with sloping ceilings.





Gardens

A short cobbled drive flanked by retained flower beds leads up from the village lane under an impressive hornbeam arch to a gravelled car parking and turning area in front of the cottage. There is an area of lawn with an ornamental pond and a small greenhouse to the side of the drive, and the front is well screened by a mature hornbeam hedge. A path leads around to the rear of the cottage under a vine clad trellis, and steps lead up to a paved terrace, an ideal place for outside entertaining. Adjoining the terrace is a useful Cotswold stone outbuilding. The rear garden is also very private and backs on to a meadow. It comprises an area of lawn and a wooded bank, which was part of the old railway embankment. There is a further raised flagstone paved sitting area behind the shed from which there is a lovely view across the meadow to the church beyond.




FLOOR PLAN

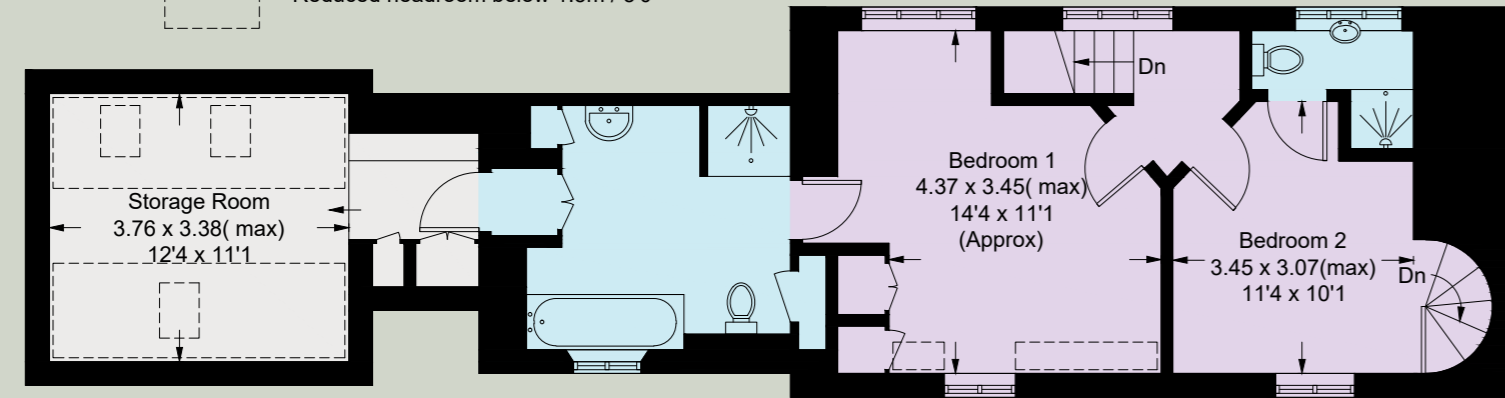
Approximate Gross Internal Floor Area

Main House: 156.7 sq m / 1,687 sq ft

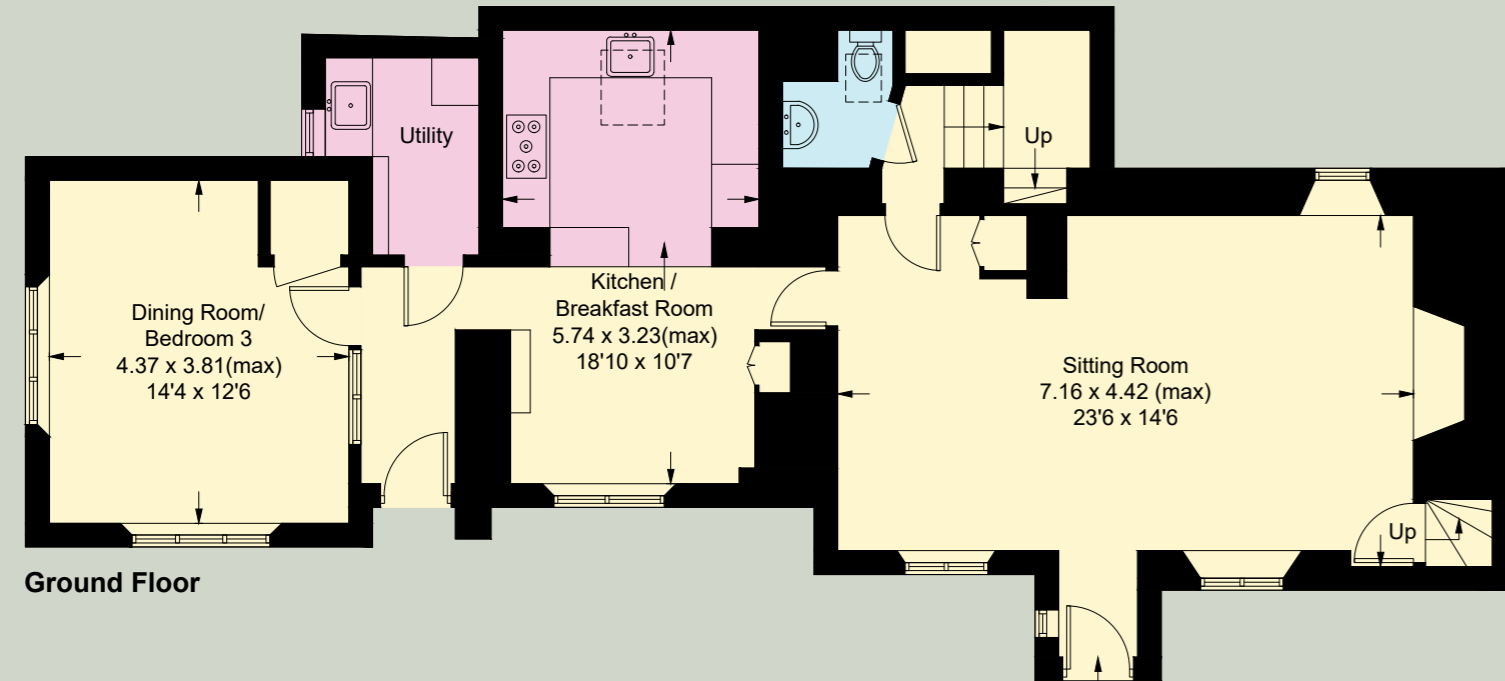
Outbuildings: 8.7 sq m / 94 sq ft

Total: 165.4 sq m / 1,781 sq ft

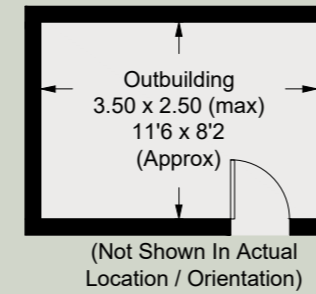
 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Mains water and electricity. Electric boiler and private drainage

Tenure:

Freehold

Local Authority:

Cotswold District Council

Council Tax:

Band F

EPC:

F

Postcode:

GL54 4AG

Guide Price

£850,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





Cirencester
One Market Place
Cirencester, Gloucestershire
GL7 2PE

James Walker
01285 882 007
james.walker@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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