

Romans Yard, Fields Road, Chedworth, Cheltenham



A modern Cotswold stone home with stunning views.

Summary of accommodation

Hall | Dining/sitting room | Kitchen/breakfast room | Study | Utility room | WC

Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

Garage

Distances

Northleach 4 miles | Cirencester 8 miles | Cheltenham 12 miles | Kemble Station (Paddington 75 minutes) 12 miles | Stow-on-the-Wold 12 miles | Oxford 30 miles | M5 (J11A) 12 miles | M4 (J15) 24 miles (All distances and times are approximate)

Situation

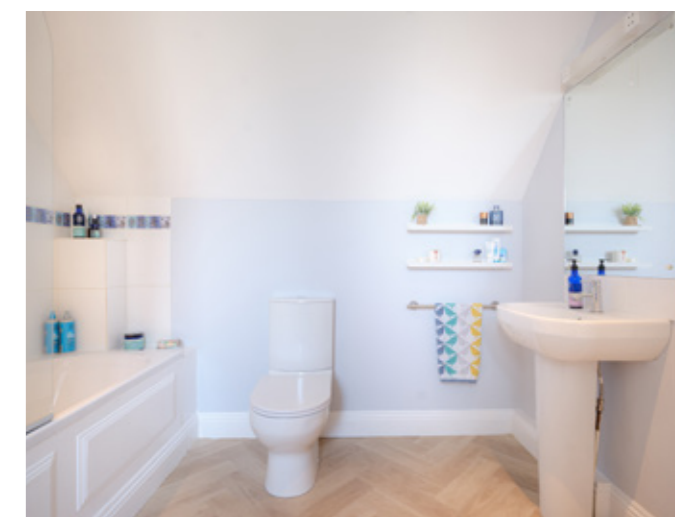
2 Romans Way is set back off Fields Road, which forms the southern boundary of Chedworth, a highly sought-after village with a thriving community surrounded by magnificent countryside in the Cotswold area of outstanding natural beauty. Unlike many of our villages, Chedworth retains a number of facilities, including an active village hall, tennis courts, an excellent primary school and a gastro-pub, The Seven Tuns. There are three other pubs within walking distance of the village. Northleach is about 4 miles away, with shops for everyday needs and the larger market towns of Cirencester and Stow-on-the-Wold between them provide more extensive shopping and recreational facilities. There are a number of excellent schools in the vicinity, including the highly regarded Cotswold School in Bourton-on-the-Water, Rendcomb College (3 miles) and all the schools in Cheltenham. Leisure facilities in the area include golf at Burford, Naunton Downs and the nearby Cirencester Golf Club at Bagendon; racing at Cheltenham; rugby at Gloucester; and water sports at the Cotswold Waterpark. The surrounding countryside has many footpaths and bridleways, providing a wide range of walking and riding opportunities.



The Property

A modern Cotswold stone detached house located to the north of Cirencester on the outskirts of the popular village of Chedworth, enjoying views to the rear over the surrounding countryside. To the ground floor is a dual-aspect sitting room with a wood burner and a spacious modern kitchen with fully integrated appliances and a breakfast area. Both rooms are light and finished to a high standard, with great views over the garden and beyond.

Upstairs the property has four double bedrooms. The principal bedroom has an en suite bathroom finished to a very high standard. There is a family bathroom servicing the other three bedrooms. All bedrooms have lovely rural views and the two bedrooms at the rear have some of the best in the Cotswolds.





Gardens and Grounds

The property is accessed over a private driveway to the front of the garage with parking for two cars. The garden sits to the rear of the property and is laid predominately to lawn. Positioned off the sitting room and accessed through French doors is a large private patio perfect for outside entertaining.

Property Information

Guide Price: £700,000

Tenure: Freehold.

Services: Mains water and electricity, Oil fired central heating and private drainage.

Local Authority: Cotswold District Council

Council Tax Band: F

Energy Performance Rating: C

Directions (Postcode GL54 4NY)

Viewings


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

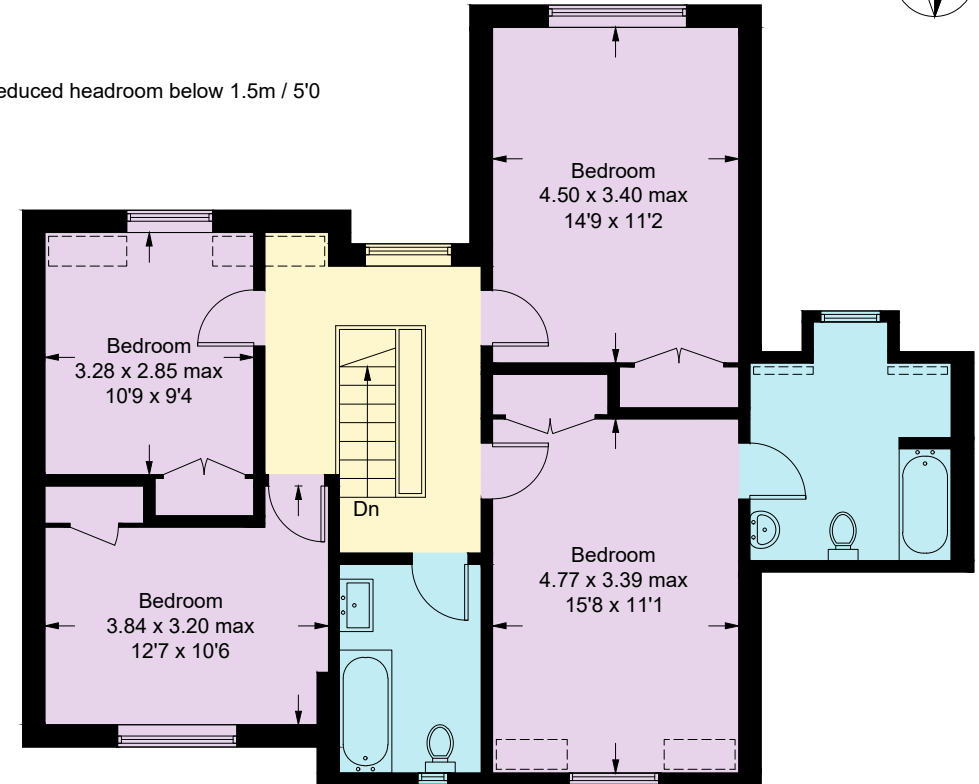
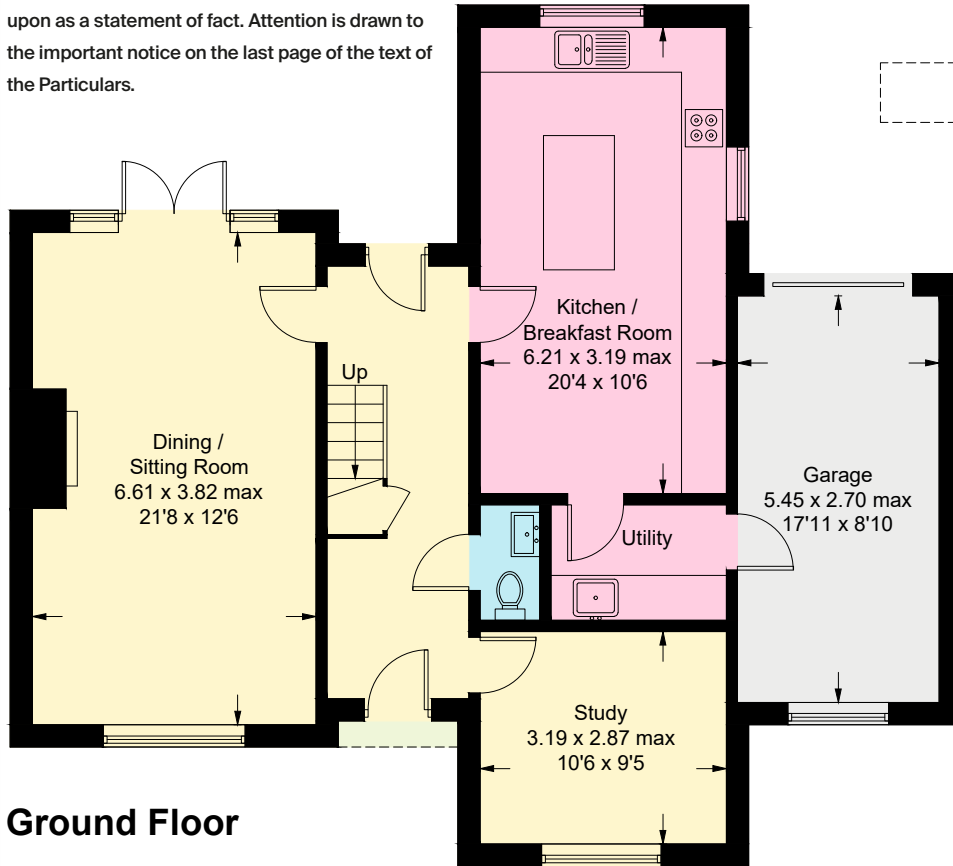


Total = 171 sq m / 1,841 sq ft



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.

 = Reduced headroom below 1.5m / 5'0



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I would be delighted to tell you more

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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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Particulars dated May 2024. Photographs and videos dated May 2024.

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