

A large, two-story stone house with a slate roof, surrounded by lush greenery and a garden. The house features a prominent chimney on the right side and several windows, some with dark frames. The garden is filled with various plants, including a large yellow tree on the left, a red bush in the center, and a tall, thin evergreen on the right. The sky is blue with light clouds.

Chelworth, Lower Lemington, Gloucestershire

A beautiful barn conversion with 1.33 acres in a peaceful setting just 1 mile from Moreton in Marsh.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Office | Family room
Kitchen breakfast room Pantry | Utility | Cloakroom

First Floor: Principal bedroom with bathroom and three further bedrooms with family bathroom

Outside: Large barn with workshops, garaging, sound proofed studio and ante-room | Parking | Formal gardens
Paddocks with pond

Distances

Moreton-in-Marsh 1 mile (Trains to Paddington from 87 mins), Stow on the Wold 5 miles, Chipping Campden 4 miles, Stratford upon Avon 14 miles, Cheltenham 21 miles, Banbury 21 miles (Trains to Marylebone from 56 minutes.)
(Distances and time approximate).



Location

Chelworth is situated on the border of Todenham and Batsford Parishes, close to the hamlet of Lower Lemington, roughly equidistant between Moreton-in-Marsh and Todenham.

Moreton-in-Marsh is a vibrant market town with a range of facilities, including two large supermarkets, hospitals, a doctor's surgery, shops, restaurants, pubs and the weekly market.

There are many excellent schools in the area, including state and grammar schooling in Chipping Norton, Chipping Campden, Burford and Stratford upon Avon. Private schooling includes nearby Kitebrook, as well as the Banbury and Oxford schools.

The area has excellent road communications with the A429 (Fosse Way) providing links to Stratford-upon-Avon and Warwick to the north, Stow-on-the-Wold and Cirencester to the south and Cheltenham and the M5 to the west. The M40 can be accessed via Junctions 8 or 9.

The surrounding open countryside provides the opportunity for attractive walks and rides along the extensive network of country lanes, bridleways and footpaths. There are a variety of sporting activities in the area, including racing at Cheltenham, Stratford-upon-Avon and Warwick. Golf at Sutton under Brailes, Lyneham, Chipping Norton and Broadway Golf Club.

Chelworth

A generous family home which has the benefit of a large outbuilding to serve a variety of functions, just over 1.3 acres in total and set in a very peaceful location, just a mile from Moreton in Marsh.

The accommodation on offer is superb with a large entrance hall, drawing room with woodburning stove and views across the mature gardens, a office, cloakroom, family room and an impressive kitchen breakfast room with vaulted ceilings and exposed timbers. A great pantry and bootroom can be found off the kitchen.

Upstairs the property has the benefit of a principal bedroom with shower room adjacent, three further bedrooms and a family bathroom.





Garden and Grounds

Outside, the gardens are mature and beautifully planted with a range of trees, shrubs and plants with a wonderful terrace on hand for al fresco dining. The property benefits from parking for several vehicles and a large barn which currently provides garaging for several cars, a workshop, studio and storage. Beyond the garden you can find the paddocks with large pond which are bordered by mature shrubs and trees.

Property Information

Tenure: Freehold.

Services: The property has mains electric, water and private drainage. Oil fired central heating. Gigaclear broadband (up to 1000mbps).

Local Authority: Cotswold District Council.
Telephone: 01285 623000

Council Tax: Band G

Postcode: GL56 9NP

What3words : ///expires.hubcaps.icicles

Viewing

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



Approximate Gross Internal Floor Area

Main House: 184.9 sq m / 1,990 sq ft

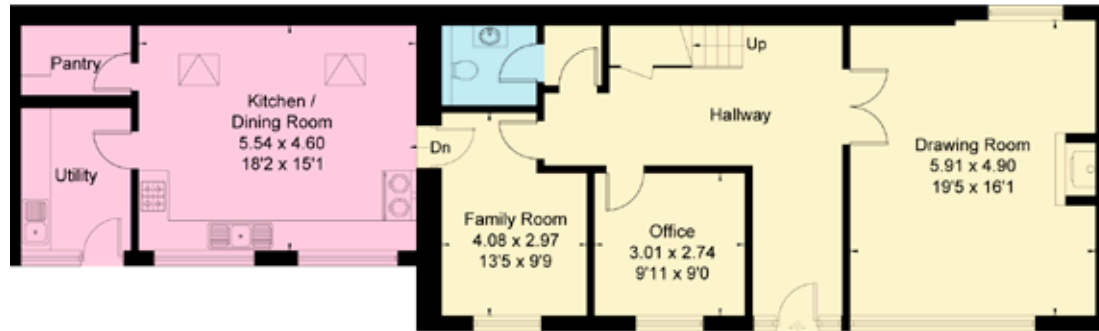
Outbuildings: 220.8 sq m / 2,377 sq ft

Total: 405.7 sq m / 4,367 sq ft

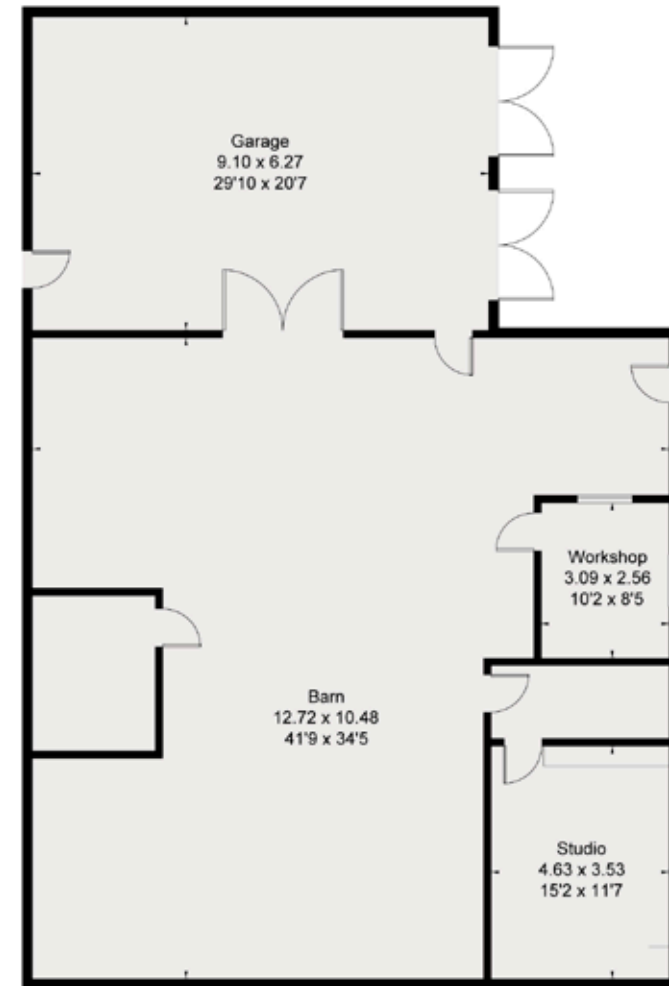
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



Knight Frank Stow-On-The-Wold

Brett House, Park Street

Stow-on-the-Wold, Cheltenham

GL54 1AG

knightfrank.co.uk

I would be delighted to tell you more

Leigh Glazebrook

01451 600613

Leigh.Glazebrook@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.