



LAVENDER COTTAGE

CHURCH ROW, CHEDWORTH, CHELTENHAM, GLOUCESTERSHIRE GL54 4AD

£300,000

An end of terraced cottage, Listed Grade II for its historical importance, idyllically positioned twix the pub and church.
Sold with no onward chain.



LOCATION

Chedworth is an idyllic village nestled in the infant Coln valley bound by outstanding countryside and nearby to the ancient Roman villa. It has a thriving community, with public house, popular village school, cricket club, playing fields, tennis club and active village hall.

About 4 miles to the north lies Northleach, a delightful medieval wool town, boasting many fine buildings and a parish church. Well served with shops for day to day living, with a Post Office, award winning Butcher, Pharmacy, Green-Grocer and Bakery. There is also a modern medical centre, primary school, veterinary surgery, hotel, restaurant and pub. Nearby a bus provides transport to the Cotswold school.

Cirencester c.8 miles | Cheltenham c.12 miles | Oxford c.33 miles
Northleach c.5 miles

Further information about the locality and Chedworth can be found at chedworth.org.uk

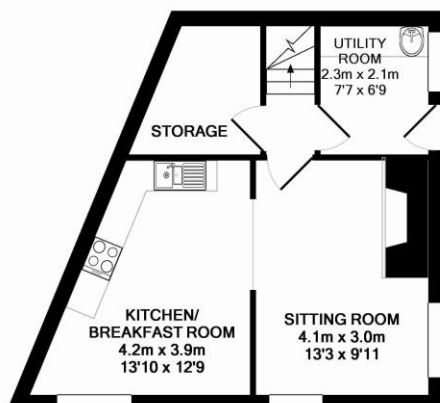
THE PROPERTY

Lavender Cottage occupies an elevated position towards the coomb of this idyllic Cotswold village. This charming end of terrace cottage has been traditionally constructed of natural stone elevations set beneath a pitched Cotswold slate roof and enjoys much character to include exposed ceiling beams and stone mullion windows. The property is vacant and is not subject to any onward chain. It would benefit from some updating.

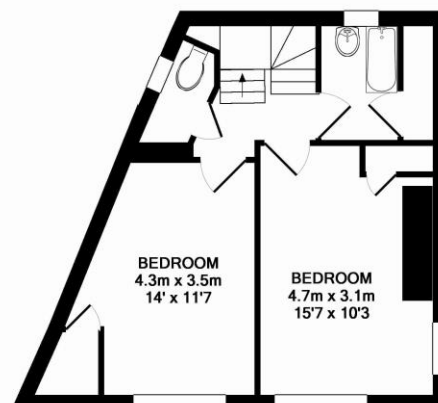
The accommodation briefly comprises open plan kitchen with range of base and wall mounted units with built-in appliances, ample space for dining, arch way leading into sitting room with dual aspect and fireplace. Rear lobby serving stairwell, store and utility room with access to garden. Two double bedrooms with high ceilings lie to the first floor, bathroom with separate cloakroom. Gardens to side with stone and timber stores, valley views to rear.

GENERAL INFORMATION

The property is freehold, offering vacant possession upon completion. Mains water and electricity are connected, private drainage. Cotswold District Council, Cirencester (01285) 623000. Council tax band 'C' charges 2020/21 £1,778.65 EPC Band 'E'.



GROUND FLOOR
APPROX. FLOOR
AREA 35.6 SQ.M.
(383 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.0 SQ.M.
(366 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.6 SQ.M. (749 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS

Leave Cirencester north on the Fosseway (A429 Stow road), after about 6 miles and passing The Stump public house, take the next left signpost to Chedworth. Continue for about a mile turning right at the village hall, as the lane falls down into the valley, bear left. On approaching the church, Lavender Cottage will be seen a short distance before, on your right.

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