



CHESTNUTS SEVENHAMPTON, CHELTENHAM, GL54 5SL

FREEHOLD





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A handsome and well presented Cotswold home

MILEAGES:

Winchcombe 6 miles ♦ Cheltenham 7 miles ♦ Stow on the Wold 12 miles ♦ M5 (junction 11a) 11 miles

CHESTNUTS

Ground Floor

Entrance hall ♦ dining room ♦ sitting room ♦ kitchen & breakfast room ♦ study ♦ cloakroom with w.c & shower
♦ boiler room ♦ utility

First Floor

Master bedroom with en suite bathroom ♦ guest bedroom with en suite shower room ♦ two further bedrooms ♦ family bathroom

Detached garage with workshop area

Further detached double garage with greenhouse attached

Stables

Garden

Approx 0.7 acres

SAVILLS CHELTENHAM

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SITUATION

Chestnuts is situated just outside the pretty village of Sevenhampton on the Syreford to Brockhampton road. The property occupies good sized plot with superb views across the Valley. The impressive St Andrews Church is situated to the edge of the village and the nearby village of Brockhampton has a good village pub. Regional and national communications are close at hand with fast access to the A40 and A436. Andoversford village which is just 2 miles away provides a post office and village store, together with primary school and pub. Comprehensive regional facilities are found in Cheltenham and Stow on Wold.

DESCRIPTION

Chestnuts is a well-proportioned modern Cotswold family home with good further potential. The property is constructed of reconstituted Cotswold stone under pitched tiled roofs and provides a functional and flexible layout. Accommodation extends to about 2303 sq ft within the main house and is set over two floors. The property is complemented by attractive gardens and grounds amounting to 0.7 acre. There are also useful outbuildings with good scope for other usage subject to the necessary planning permission.

A good sized staircase hall gives central access to the accommodation and features exposed wooden flooring and an oak staircase. There is a guest cloakroom with w.c and shower and a study adjacent. The kitchen and breakfast room has a wealth of floor and wall mounted furniture with a gloss finish, Quartz work surfaces and central island with hob and extract over. The utility room is located off the kitchen with access to the garden. There is further access to a side porch and boiler room. Situated adjacent and with views to the east is the dining room with hatch through to the kitchen. To the southerly end of house is the impressive double depth sitting room with impressive Cotswold stone fireplace and log burner. The room enjoys a triple aspect and a garden room section which enjoys views over the garden via a series of tall windows and French doors leading outside.

At first floor level the master bedroom spans across the full depth of the house, enjoying a triple aspect and en suite bathroom. There is a guest bedroom with en suite shower room, two further bedrooms and a family bathroom with modern suite.



OUTSIDE

Chestnuts is accessed via twin wrought iron gates with stone pillars leading onto a driveway leading to parking and turning areas. Mature and well maintained gardens surround the house and feature a croquet lawn which was a former grass tennis court, vegetable garden, open lawned areas and a large entertainment terrace. The current owner has filled in an outdoor swimming pool to create the large terrace area. It would be possible to reinstate the swimming pool if required. The property features a series of useful outbuildings including a detached single garage with workshop, detached double garage with greenhouse attached. Timber stables which could provide an exciting alternative due to their lovely position and views.

DIRECTIONS (GL54 5SL)

From the A40, take the A366 toward Stow and bear left towards Syreford. Take road north towards Brockhampton and Sevenhampton. After approximately 1 mile, pass the first turn to Sevenhampton. And after about 150 yards Chestnuts will be on your right hand side before Church Lane.

ADDITIONAL INFORMATION

Services: Mains water, oil fired central heating, private drainage. Fibre to the premises enables up to 900Mbps. 7KW charging point for electric car near front door.

Tenure: Freehold

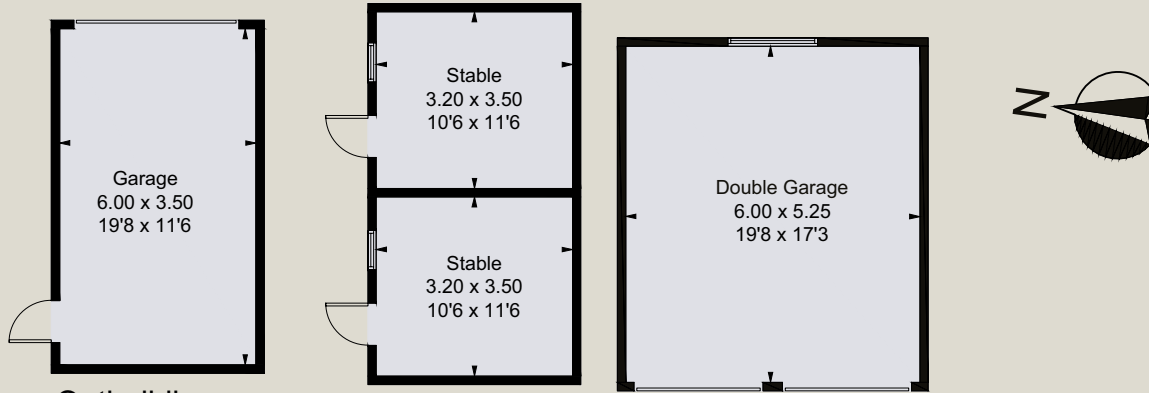
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.





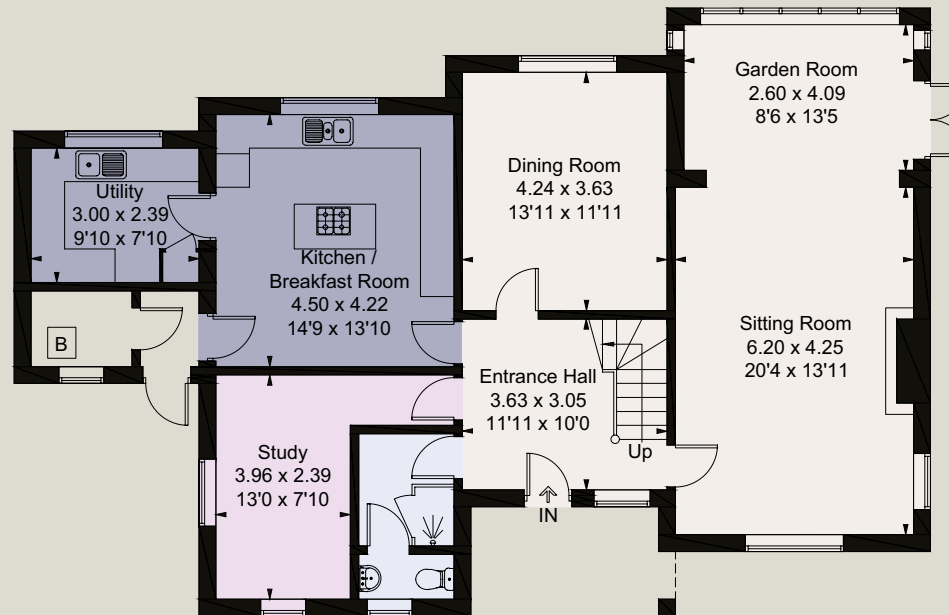




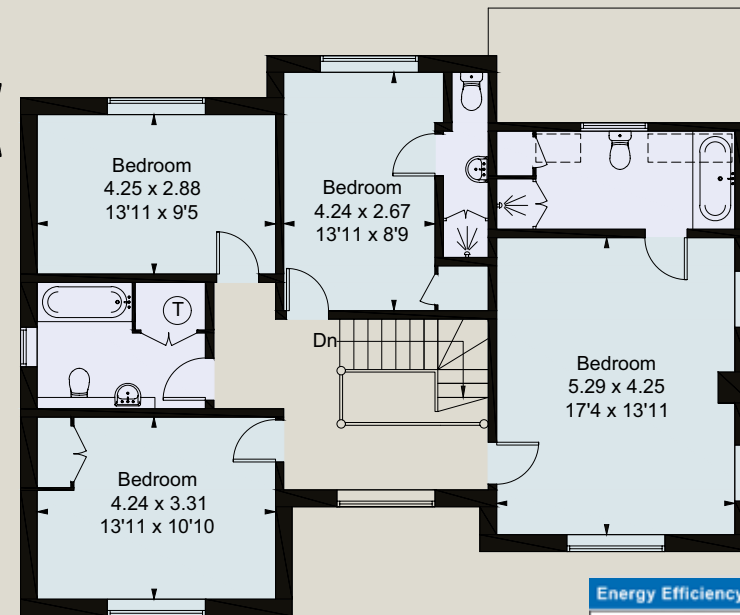
Outbuildings
(Not Shown In Actual
Location / Orientation)

FLOORPLANS
Approximate Area = 214.0 sq m / 2303 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
Outbuildings = 75.2 sq m / 809 sq ft
Total = 289.2 sq m / 3113 sq ft

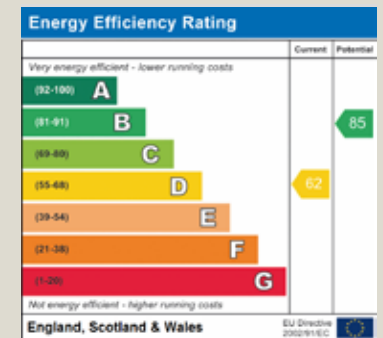
= Reduced head height below 1.5m



Ground Floor



First Floor



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