



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



BADDELEY HOUSE

Chedworth

Baddeley House, Chedworth, Cheltenham, GL54 4NE

A fabulous traditionally built Cotswold home on the edge of the village

Description

Baddeley House is a fabulous traditionally built Cotswold stone home. Recently completed in 2024, this semi-detached house has been thoughtfully designed to provide practical contemporary living space combined with Cotswold charm and character. Finished to a very high spec, the house offers generous proportions with bright and light rooms and cosy corners. The house, with underfloor heating throughout, has an A-Rated EPC and has been designed with ultra energy construction for low running costs.

The open plan kitchen/dining room is clearly the heart of the house and a wonderful room in which to entertain family and friends. Bi-folding doors lead to the terrace and garden beyond allowing for superb indoor/outdoor living in the warmer months. The kitchen is well equipped with all the necessary modern appliances and there is plenty of worktop and storage space. The kitchen island works perfectly for morning catch ups over coffee and for putting the world to rights in the evening whilst cooking up a feast.

The living room is ideal for quiet relaxing moments after a long country walk and perfect for movies nights with the family.

The study is ideal for working from home or

could equally make a superb playroom for younger children.

The utility room keeps the piles of washing out of sight and there is also a downstairs cloakroom.

Upstairs, comprises the master bedroom with en suite bathroom and a dressing room, three further bedrooms, one of which is en suite, and a family bathroom. All the rooms are generously proportioned and are bathed in an abundance of natural light.

Outside, the delightful landscaped garden is predominantly laid to lawn. The terrace overlooking the garden is ideal for enjoying sundowners and al fresco dining in the summer months. The gated gravel driveway offers ample parking, alongside the double garage.

*Cirencester 8 miles
Cheltenham 11 miles
Kemble Station 14 miles
(London Paddington 75 mins)
Swindon 24 miles
M4 (Junction 15) 26 miles*

All distances and times are approximate

Entrance Hall • Kitchen/ Dining room • Living room • Study • Utility
4 Bedrooms • 3 Bathrooms • Landscaped garden • Terrace • Double garage
Private gated driveway • Ample parking





General Information

Tenure: Freehold.

Services: Mains water and electricity. Air source heat pump and solar panels. Private drainage.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band G and EPC rating A.



Location

Baddeley House, built by family owned and run HDL Group, is located on the outskirts of Chedworth, a stunning village in the heart of The Cotswolds. This thriving village community is home to a beautiful church, a village hall, the highly-regarded St Andrews Church of England Primary School, and a wide range of clubs and societies.

Conveniently located, the property is close to both Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz,

science and food festivals and, of course, horse racing.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools.

Sporting opportunities are abundant in the area with nearby golf courses in Cheltenham, Baunton, Shipton and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



GROUND FLOOR



Baddeley House

4 BEDROOM
SEMI-DETACHED

EPC RATING: A-94

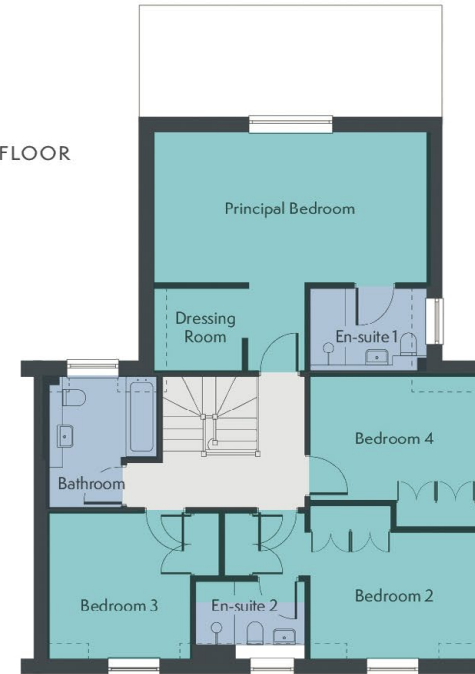
GROUND FLOOR

Living Room	6.25m x 3.70m	20'6" x 12'2"
Kitchen/Dining	7.67m x 6.03m	25'2" x 19'9"
Study	3.55m x 2.50m	11'5" x 8'2"
Utility	2.41m x 2.35m	7'11" x 7'9"
Boot Room	2.57m x 1.64m	8'5" x 5'8"

EST. ANNUAL ENERGY COSTS*

Baddeley House (Plot 2) – £189

FIRST FLOOR



FIRST FLOOR

Principal Bedroom	6.03m x 3.32m	19'9" x 10'11"
En-suite 1	2.59 x 1.80m	8'6" x 5'11"
Dressing Room	3.68m x 1.80m	12'1" x 5'11"
Bedroom 2	3.71m x 2.78m	12'3" x 9'1"
En-suite 2	2.41m x 1.71m	7'11" x 5'7"
Bedroom 3	3.21m x 3.08m	10'6" x 10'1"
Bedroom 4	3.71m x 2.74m	12'2" x 9'0"
Bathroom	2.91m x 2.37m	9'6" x 7'9"

DOUBLE GARAGE

6.46m x 5.49m (35 sq m) 21'2" x 18'0" (382 sq ft)

INTERNAL FLOOR AREA INC. GARAGE

202 sq m / 2,174 sq ft 237 sq m / 2,556 sq ft

TOTAL PLOT AREA

804 sq m / 0.20 acres

Other floor plans and elevations for each property are available. As each house is built individually, maximum dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification. *Based on average use and as predicted within the EPC.

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