



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



THE ORCHARD

Somerford Keynes

# The Orchard, Somerford Keynes, GL7 6DU

Entrance hall • Kitchen/dining room • Sitting room • Garden room • 4 Bedrooms  
4 Bathrooms • Utility • One bedroom studio with bathroom and kitchenette  
Double garage • Ample private parking • Terraces • Landscaped garden

## An superb village house in a pretty Cotswold village

### Location

The Orchard is situated on a quiet lane in the heart of Somerford Keynes, a beautiful village which borders the Cotswold Water Park and is surrounded by some of England's finest countryside with fabulous country walks on the doorstep. This thriving village is home to a beautiful 13th Century church, the popular Bakers Arms pub and a village hall. The Potting Shed gastro pub and The Rectory restaurant in nearby Crudwell provide additional superb local dining options.

Nearby Kemble, a vibrant village community, has a very handy combined local store and post office, The Tavern Inn pub, and both a pre-school and primary school. Kemble train station provides direct, fast and easy access to London Paddington.

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

The historic town of Malmesbury, is 9 miles away and beautiful Tetbury, is only 10 miles away. Both towns offer a selection of independent boutiques, antique shops, cafes and restaurants and everyday shopping facilities.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in Baunton, Minchinhampton and Naunton; 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.

The area offers an excellent choice of schooling such as Beaudesert Park, Rendcomb College, Cheltenham Colleges, Westonbirt, Pinewood as well as superb state and grammar schools in Stroud, Cirencester, Kemble, South Cerney, and Malmesbury to name just a few.

*South Cerney 3 miles  
Kemble Station 3 miles  
(London Paddington 75 mins)  
Cirencester 6 miles  
Tetbury 10 miles  
Malmesbury 9 miles  
M4 (Junction 15) 18 miles  
Cheltenham 24 miles*

All distances and times are approximate





## General Information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Oil-fired and electric central heating.

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: Wiltshire District Council, County Hall, Wiltshire BA14 8JQ  
Tel: 0300 456 0100. Council Tax Band F.



## Description

The Orchard is a superbly renovated and extended village house with the main accommodation laid out on one level. Careful thought has been put into creating practical contemporary living spaces which flow beautifully with cosy corners and lovely garden and countryside views.

The kitchen/dining room is a fantastic room in which to entertain family and friends and works brilliantly for everyday living too. There is plenty of work top and storage space and it is well equipped with all the necessary modern appliances. Bi-folding doors give onto the terrace making it ideal for indoor/outdoor living when the sun is shining.

The adjacent utility room keeps the piles of washing out of the way and with access to the garden it is ideal for muddy wellies and wet dogs after a long country walk!

The generously proportioned sitting room is bathed in natural light with large windows overlooking the garden. The wood burner adds extra warmth in the colder months and makes

this a great room for family movies and for relaxing moments with a good book.

The garden room with French doors to the terrace is beautifully bright and light and really gives the house a great feeling of space. This room can also work brilliantly as a children's playroom.

There are 4 bedrooms in the main house and four bathrooms, three of which are en suite. All the rooms have been designed with comfort in mind with plenty of natural light.

Outside the enclosed garden, predominantly laid to lawn, is a haven of peace and tranquillity with open countryside views and a real feeling of privacy. The terrace is ideal for sundowners and summer BBQs.

There is a one-bedroom studio with bathroom and kitchenette which provides excellent ancillary accommodation and has independent access with a delightful enclosed courtyard garden.

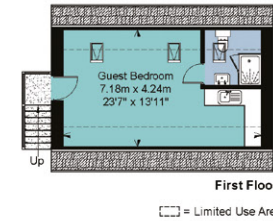
There is ample private parking alongside the double garage.





**The Orchard, Mill Lane, Somerford Keynes, Gloucestershire**

	Approximate IPMS2 Floor Area
House	205 sq metres / 2207 sq feet
Double Garage	40 sq metres / 430 sq feet
Guest Bedroom	30 sq metres / 323 sq feet
<b>Total</b>	<b>275 sq metres / 2960 sq feet</b>
(Includes Limited Use Area	10 sq metres / 107 sq feet)



**First Floor**

--- = Limited Use Area

Simply Plans Ltd © 2023  
07890 327 241  
Job No SP2022  
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard  
Outbuildings  
Not Shown in Actual Location Or Orientation

**SHARVELL PROPERTY**  
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

[www.sharvellproperty.com](http://www.sharvellproperty.com)

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details September 2023.