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MEADOWBANK

Cockleford, Cheltenham, Gloucestershire, GL53 9NW

# MEADOWBANK

COCKLEFORD, CHELTENHAM, GLOUCESTERSHIRE, GL53 9NW

*A charming and beautifully refurbished period stone home in an idyllic setting in the Cotswold village of Cockleford just six miles south of Cheltenham.*

- Kitchen/Breakfast Room
- Sitting Room
- Study/Library
- Utility Room
- Downstairs Bathroom
- Master Bedroom with Balcony
- Three Further Bedrooms (one with en-suite)
- Family Bathroom
- Landscaped Gardens
- Parking for Several Vehicles

## DESCRIPTION

Positioned in Cockleford village in the rolling countryside enjoying extensive views is this beautifully presented Cotswold stone home. Believed to date back to the early 19th Century, Meadowbank is a home of distinction, a faultless example of a period stone home that has been lovingly extended, renovated and maintained over the years, with the current owner having made a number of significant improvements including a new kitchen and first floor extension with master bedroom and balcony. The result is a modern take on a classic home, with spacious and practical accommodation.

The main entrance to the house leads into the recently renovated kitchen and breakfast room, with timeless Neptune units and high quality integrated appliances. This impressive room mixes modern style with period structure, featuring beamed ceiling and exposed stone walls. The part glazed entrance door and two windows (with window seats) offer beautiful views across the garden, patio area and countryside beyond. To one side of the kitchen/breakfast room is a well-appointed utility area and boot room alongside a full bathroom.

To the other side of the kitchen/ breakfast room is the stunning sitting room, which has windows to three aspects and a large Cotswold stone fireplace with a Clearview multi fuel stove. Beamed ceilings add further charm and character and a glazed door provides access to the garden. Beyond the sitting room lies a further light and spacious room with external access. Currently used as a study/library, this room would lend



itself to a variety of uses such as a playroom, home office or additional guest bedroom.

Stairs between the kitchen/breakfast room and sitting room lead to the first floor split landing. To one side lies a passageway leading to what is currently used as the master bedroom with balcony overlooking the countryside. There is a further double bedroom to this side of the landing and a full bath and shower room and separate WC. To the other side is a further generous bedroom with built in storage and en-suite, which could be an alternative master bedroom. A staircase leads to the second floor converted loft area which now provides a spacious fourth bedroom.

#### THE GARDENS AND GROUNDS

The house is approached via a quiet country lane surrounded by open countryside, creating an immediate sense of a rural retreat. A drive leads through substantial wooden gates to two parking areas that can accommodate several vehicles. A gravel path leads to the house through the particularly attractive gardens which extend to a little under 0.4 acres. Beautifully landscaped, the gardens comprise a large expanse of level lawn with an impressive pond and a variety of attractive plants and shrubs. Private and mature, the garden is well screened by a mixture of yew and laurel hedging. There is a paved and lit dining area sheltered by attractive timber trellis which is strategically positioned to catch the sun and to take in the views along the valley, whilst benefiting from direct access to the kitchen/breakfast room.

#### SITUATION

Cockleford is a small but picturesque, quintessential Cotswold village and is hugely sought after. As such, homes here rarely come to the market. The village is set within an Area of Outstanding Natural Beauty, close to the larger villages of Crowley, Coberley and Colesbourne. Village life centres around The Green Dragon pub, which also has a useful farm shop. Colebourne provides a petrol station, Post Office and further pub just a short drive away. The neighbouring village of Cowley features beautiful Cowley Manor with its gym, spa and wonderful dining options.

Cockleford is a perfect location for those seeking a country lifestyle but with easy access to the exceptional shopping, leisure, education and cultural facilities of both Cheltenham and Cirencester. Cheltenham lies only six miles away, a beautiful town that offers a cosmopolitan lifestyle and is well regarded for its lively restaurant culture and world-renowned schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. The town is also well known for the many literary and music festivals that it hosts as well as the cricket and National Hunt festivals.

Cockleford lies within easy reach of the M5 and M4 and is twenty minutes from Cheltenham mainline railway station, which has direct trains to Paddington.

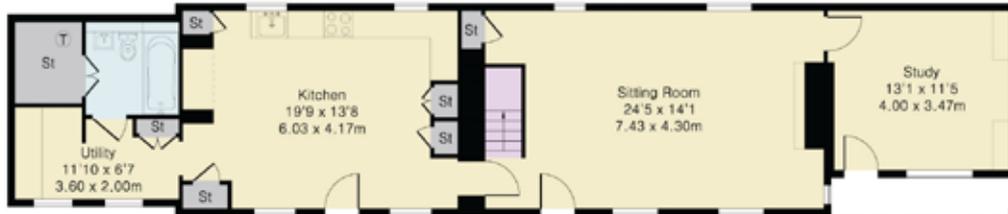


FLOORPLANS

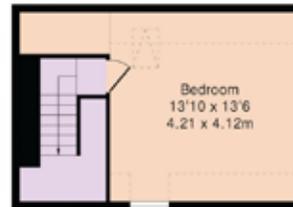
**Approximate Gross Internal Area 2034 sq ft - 190 sq m**  
 Ground Floor Area 956 sq ft – 89 sq m  
 First Floor Area 803 sq ft – 75 sq m  
 Second Floor Area 275 sq ft – 26 sq m



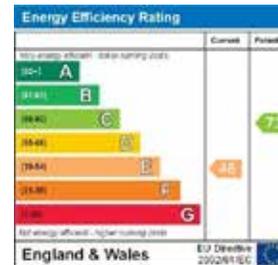
First Floor



Ground Floor



Second Floor



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