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The Carriage House

Ivy Cottage Farm, Elkstone, Cheltenham, Gloucestershire, GL53 9PD

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A delightful 3/4-bedroom detached carriage house conversion, set in the picturesque Cotswold village of Elkstone, ideally positioned for access to Cheltenham and Cirencester.

- 3 to 4 bedroom detached carriage house
- Sitting room with fireplace
- Kitchen
- Study / Bedroom 4
- Cloakroom
- Private and enclosed garden
- Driveway parking for several cars
- Countryside views
- High-speed internet
- Set within an exclusive farmyard conversion of just four properties

The Carriage House is a charming village home nestled in the heart of this lovely parish that has surged in popularity over recent years with the innovative addition of Elkstone Studios. Dating back to circa 19th century, the property is set within an enclave of just four dwellings and has been architecturally designed and converted to create this lovely, unique home you see today.

Both externally and internally, this is a home of character with its many period features including exposed beams. Its easy accommodation, along with its location within the village, makes an ideal Cotswold home.

On the ground floor, the sitting room is a generous space, with double doors opening to the garden, there is space for sofas around the gas-burning stove, and at the far end of the room, there is a dining area. A door leads into the hallway with another door into the kitchen, which offers a range of units and integrated appliances. Along the front of the house is a study/bedroom 4, and off the hallway is a WC.



There are three bedrooms on the first floor all of which share a family bathroom and a separate cloakroom.

OUTSIDE:

A sweeping driveway passes through a five-bar gate to a generous gravelled parking area, providing space for several vehicles, with a lawn to the side. A wrought-iron gate leads to a further enclosed garden and a pathway to the main entrance.

The gardens are a pretty outside space that, whilst mature, are designed to be easy to maintain. There is a useful summer house with power which could be used as a home office.

SITUATION:

Much of the charm of The Carriage House is due to its location, positioned in the quintessential village of Elkstone, where homes don't often come to the market. Elkstone has become increasingly sought after over very recent years, owing in part to the new Elkstone Studios, which have offered a lifestyle and retail hub for meetings and wellness. It also offers Padel courts, a coffee shop, butchers, deli and the famed Knead Bakery, along with a hairdresser and gym/pilates studio. There are exceptional pubs within the local area, including nearby Cockleford with the reputable Green Dragon Pub and Farm Shop, and the neighboring village of Cowley with beautiful Cowley Manor, which also has a swimming pool, spa and gym.

The Carriage House is ideally located with easy access to both the market town of Cirencester and Regency Cheltenham about 7 miles away respectively. Cirencester is known as the Queen of the Cotswold's with a wide selection of boutique shops and restaurants. Cheltenham is the main regional centre and is within a short drive, providing extensive shopping, cultural and recreational facilities. Playing host to several highly acclaimed festivals, including Literary, Food and Jazz.

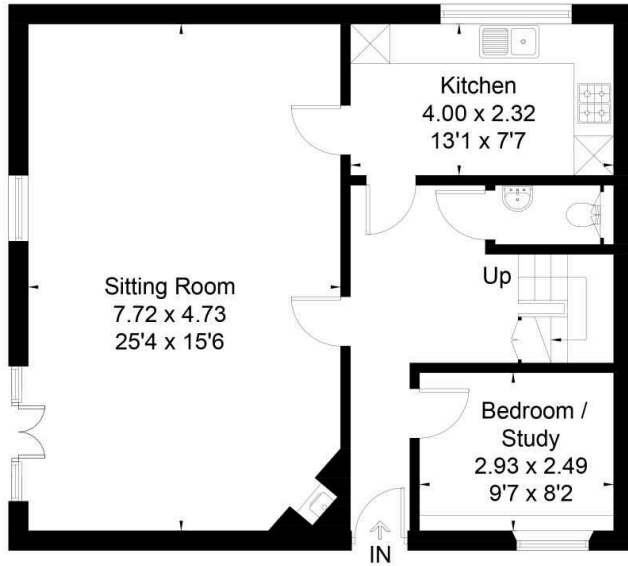
Despite its quiet location, there are easy links to the A40 / M40 to the east and the M5, M4 to the south, giving fast access to Oxford, London and the South East. There are fast direct trains which run from Kemble Station to London Paddington (about 75 minutes). The house itself is well located for sporting facilities and country pursuits. Of worthy note are the exceptional walks with the beautiful Cotswold countryside on the doorstep.



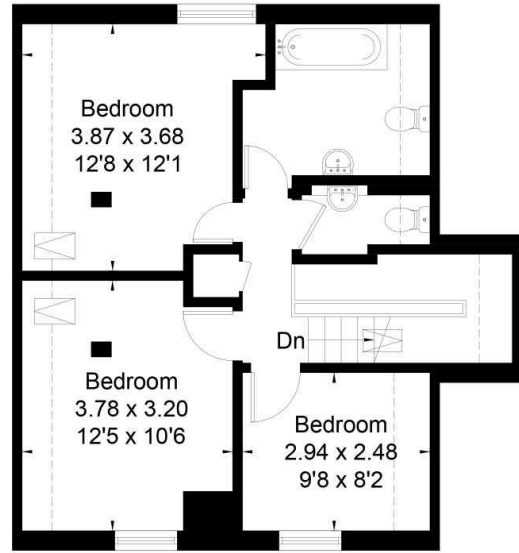
Approximate Floor Area = 118.7 sq m / 1278 sq ft



= Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104122



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Energy Efficiency Rating		Current	Potential
Save energy affordably - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(35-48)	F	38	47
(1-34)	G		
Add energy affordably - higher running costs			
England & Wales		EU Directive 2002/91/EC	