



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



CHERRY TREE HOUSE, JACKAMENTS, RODMARTON, NR KEMBLE, GL7 6PL

The Property

A family home for the last 21 years, nestled in the heart of the Cotswolds. This property has now been divided into two to create two semi-detached properties. Offering the perfect blend of peaceful countryside living with the occasional glimpse of nearby aviation activity.

To the head of the lane, leads onto a chipping driveway. A neighbouring property on approach has a right of access to this point. The parking and access for Cherry Tree House is on the right. Parking for four cars at ease to the front.

Gardens to the front with a pathway leading to the entrance porch/boot room and garden room. Entrance porch leads into the sitting room with stairs to the first floor. Inner hallway with cloakroom/WC and window to the rear.

Sitting room, this generous and beautifully presented room is a perfect blend of comfort and charm. Wood-effect flooring, neutral décor, and ample natural light, the space offers a welcoming and homely feel. A central focal point is the exposed brick inglenook fireplace, complete with a wood-burning stove inset, a truly atmospheric feature ideal for cosy evenings in. There's plenty of space for multiple seating arrangements, large dual-aspect windows bring in views of the garden, and an abundance of daylight. Opens to the snug/home office

Snug/ home office offers a warm and inviting space with a wood-burning stove that connects visually to the adjacent sitting room, bright and practical, with space at ease for office furniture or additional seating, a large window lets in plenty of natural light and frames views of the garden. Finished with wood-effect flooring, this room flows seamlessly from the sitting room to the family dining kitchen and provides a perfect balance of comfort and function, door to the family dining kitchen.

This expansive family dining kitchen is the heart of the home, perfectly blending traditional charm with modern functionality. A central AGA range cooker sits within a tiled recess beneath a rustic oak beam, while solid wood units, dark worktops, and metro tile splashbacks create a timeless look. Flooded with natural light from garden-facing windows, the space easily accommodates a dining table for ten. With integrated appliances, tiled flooring, and generous storage, it's a warm, practical space designed for everyday living and memorable family gatherings.

Stairs to the first floor with doors to the utility and boot room. Utility room has a range of units, a pantry, stable door opens to the rear garden. A fantastic boot room with French doors opening to the sun terrace, a central lantern to the ceiling provides a wealth of natural light, the door opens to the terrace and gardens

Stairs from the fitted kitchen to the first floor. Doors to the master bedroom and bedroom three. The master suite has views to the front and side elevations with a wealth of space for freestanding furniture, a large four-piece bathroom with bath and separate double shower enclosure, his n her basins. Perfect relaxing space after a long day.

Bedroom three has a dormer to the front and a window to the rear, a nice-sized double room with plenty of under eaves storage. Door leads into bedroom two and provides access to the Jack & Jill shower room. Access can be gained onto a further landing, and stairs lead down to the sitting room. This room is a great guest room with space for free standing furniture, a range of fitted wardrobes and under eaves storage.

Throughout the property, you feel connected with the garden from each room, along with a wealth of natural light.

AGENTS NOTE

Originally a six-bedroom detached home, the property has been thoughtfully divided into two separate dwellings. Council tax banding for the two properties is currently pending confirmation

Stamp Duty @£575,000

First Time Buyer £19,997, Moving Home £18,750 Additional Property £ £47,500





Outside

The gardens and outdoor areas of this property have been carefully designed to offer both visual charm and functional spaces for relaxing, entertaining, and gardening. The garden has a wonderful dry-stone wall surrounding it with fencing above and paved terraces all to the front of the house.

Immediately outside the house, a paved dining terrace provides the perfect spot for summer meals or morning coffee, framed by raised flower beds and mature planting that bring privacy and bursts of colour.

Just a few steps away, a beautifully built brick pizza oven takes centre stage in a separate seating area, with space at ease for an outdoor L-shaped sofa and table. Enclosed by trellis fencing, giving a courtyard feel, ideal for entertaining friends or quiet evenings under the stars.

A timber pergola draped with climbing plants leads from this terrace into the main garden, creating a natural transition between spaces. Beyond, a lawn stretches out, edged with well-stocked flower beds and shaded by established trees and shrubs, offering a lush, peaceful setting.

To the side of the property, an area covered with chippings and a greenhouse, raised vegetable beds, an oil tank, and a storage shed, a great setup for anyone wanting to grow their produce.

Fully enclosed and carefully planted, the outside space offers a real sense of versatility, whether you want to garden, gather, or simply unwind.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Cotswold District Council. Council Tax Band New Build and EPC





Location

Located on the edge of Kemble village and station where you can get a direct train into Paddington making this a very popular location for commuters.

The thriving market town of Cirencester is situated within 5 miles of the house with a selection of high street stores, independent shops, cafes and restaurants along with the desirable weekly market. A selection of supermarkets Waitrose, Tesco's and Aldi. A community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is a golf course, tennis courts, horse riding, football club, rugby and cricket clubs. A selection of Primary and state secondary schools along with a sixth form college. Cirencester college and The Royal Agricultural University are all a short distance.

Great transport links with easy access to the M4 & M5, Kemble train station nearby with direct routes to London Paddington (1hr 10mins approx.) also local buses running to surrounding villages.

The privately owned airfield, now called Cotswold Airport, is a local landmark and adds a unique character to the area without disturbing the tranquillity of everyday life. On most days it operates quietly in the background, and on busier days, it can be a fascinating spot to witness small-scale aviation in action. It also has AV8 - a small restaurant which offers fresh, locally sourced food that is reasonably priced and ideally located for a quick trip out, where you can enjoy breakfast, lunch or coffee and homemade cakes. The home and surrounding area is ideal for families and pets, providing a safe environment for bringing up a family. Importantly, the airport is not open to the public every day, ensuring your peace and privacy. In fact, the presence of the airport has little to no impact on day-to-day living, allowing you to fully enjoy the serene environment that surrounds the property and nearby villages. We invite you to see for yourself just how seamlessly the charm of the Cotswolds and the nearby airport coexist, offering a unique opportunity to own a home with a little extra character.



Directions

From Waitrose in Cirencester head towards Stroud on the A419 with the hospital on the left, follow the road to the next roundabout and take the second exit towards Tetbury and follow the road for 1.7 miles and turn left by our for sale board with the name Cherry Tree House and follow the road for 0.9 mile, the property will be located on the right denoted by our for sale board
///simmer.speeds.taxpayers

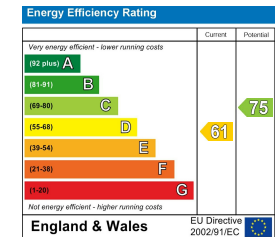


Approximate Gross Internal Area 2200 sq ft - 204 sq m
Ground Floor Area 1265 sq ft – 117 sq m
First Floor Area 935 sq ft – 87 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

AJ



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s 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/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.