



JAMES PYLE & CO.



Corner House, 2 Boxwell Lane, Leighterton, Tetbury, Gloucestershire, GL8 8UH

Detached Grade II Listed cottage
 Beautiful character and lots of charm
 Largely extended and sympathetically updated
 3 double bedrooms and office/nursery
 Kitchen and bathroom with underfloor heating
 Living room with wood-burning stove
 Landscaped garden with wood-fired hot tub
 Useful outbuilding with power and heating
 Private off-road parking
 Centre of sought-after village



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £675,000

Approximately 1,067 sq.ft. excluding outbuilding

‘A very attractive Tudor revival style Grade II Listed detached cottage set in the very heart of the peaceful village of Leighterton’

The Property

Corner House is a very pretty Grade II listed detached cottage constructed in the Tudor revival style in the mid-19th Century. The cottage is located in the very centre of the peaceful sought-after village of Leighterton and has an imposing presence with its attractive parapet gabled frontage and hood-moulded stone mullion windows. In modern times, the cottage has been largely extended at the rear and sympathetically updated. This wonderful character home offers 1,067 sq.ft. of accommodation arranged over two floors.

A rear entrance hall conveniently leads into the property from the parking area. The ground floor comprises a spacious kitchen/dining room fitted with modern units and solid timber worktops. The cosy living room is dual-aspect and features a stone fireplace with wood-burner inset. Off the hallway, there is a bathroom and useful utility room. The kitchen and the bathroom benefit from underfloor heating. Upstairs, there are three double bedrooms and an additional versatile room offering either a fourth

bedroom/nursery, an office or dressing room. The rear bedroom has built-in cupboards and a lovely view across the fields.

The cottage benefits from private off-street parking for two cars over a gravelled driveway to the side. The garden has been superbly landscaped incorporating a fantastic social area of a seating terrace beside a wood-fired hot tub. A lawn is bound by raised borders whilst located at the foot of the garden there is a useful outbuilding complete with power, lighting and heating enabling it to be used as a home office/studio.

Situation

Leighterton is an excellent rural village situated equidistance between Tetbury and Wotton-under-Edge. The village has a pretty church, duck pond and popular primary school, Royal Oak pub and new farm shop. Both the market town of Tetbury and Wotton-under-Edge have a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes



within the town centres. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. The village is surrounded by beautiful Gloucestershire countryside with a wide range of footpaths and bridleways. The renowned Westonbirt Arboretum is a 5 minute drive away along with Westonbirt Golf Course. Both the M4 and M5 are easily accessible for commuting to Bath, Bristol, Gloucester and the South West. Kemble Station has regular services to London Paddington (75 minutes).

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

Directions

From the Royal Oak at the centre of the village, follow The Street north and take the left hand turn at the crossroads onto Boxwell Lane. The cottage is immediately on the right.

Postcode GL8 8UH.

What3words: ///woodstove.highly.candy

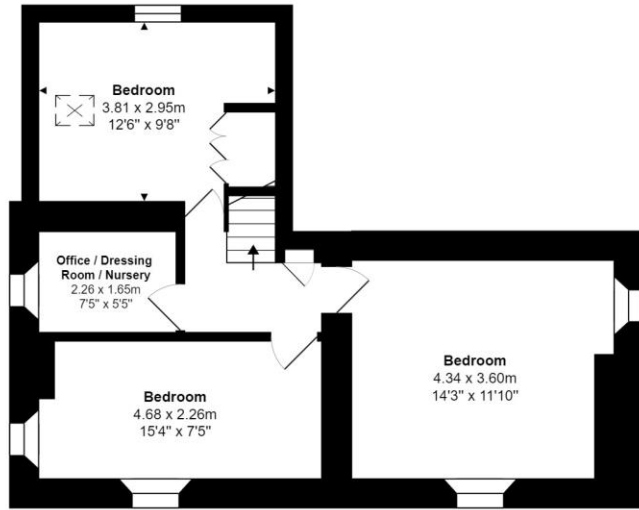
Local Authority

Cotswold District Council

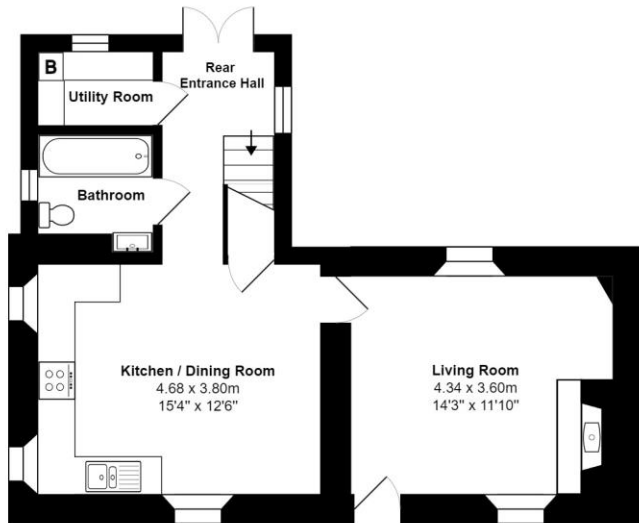
Council Tax Band

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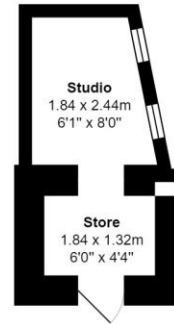
First Floor



Ground Floor

Total Area: 99.1 m² ... 1067 ft² (excluding outbuilding)

All measurements are approximate and for display purposes only



Outbuilding



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