

East Cottage, 19, Westonbirt, Tetbury, Gloucestershire, GL8 8QT

Cotswold stone Grade II listed cottage
Picturesque desirable setting
Large mature garden
2 bedrooms
Character features
Scope to extend subject to planning
Ample private parking
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £525,000

Approximately 882 sq.ft

‘Set within this peaceful, picturesque Cotswold village, a quintessential Grade II listed period cottage accompanied by a large mature garden’



The Property

This very pretty Grade II listed end of terrace cottage is situated down a quiet no-through lane within the highly-sought after village of Westonbirt enjoying a peaceful open view across fields opposite. Formerly part of the Holford estate believed to date back to c.1854 and designed by Lewis Vulliamy, the cottage features attractive Cotswold stone elevations beneath a stone slate roof with a striking steep gabled porch complete with chamfered Tudor arches and an original plank front door. Internally, much character has been retained throughout. The cottage sits well within its plot and it is considered to have great scope for extending, subject to planning.

The accommodation is arranged over two floors extending to around 882 sq.ft. The front porch opens to the large dual-aspect reception room boasting flagstone flooring and an open fireplace. The rear fitted kitchen has a side lobby off with rear access. Upstairs, there are two bedrooms and a spacious bathroom.

The cottage is set amongst wonderful gardens of around 0.15 acres. A driveway to the side provides private off-street parking for numerous vehicles. The gardens include a front lawn, a secluded rear seating terrace beside a store shed, whilst there is an additional larger garden laid mostly to lawn with an elevated position overlooking the field beyond.

Situation

Westonbirt is an unspoilt charming village situated in the south Cotswolds and was recently quoted in The Times as being one of the top 30 places to have a second home. The village is world renowned for its famous Arboretum which also plays hosts to various cultural events and concerts. Westonbirt School is on the doorstep and has a modern leisure centre and swimming pool as well as a 9 hole golf course open to the public. In addition there is a parish Church and The Hare & Hounds hotel and bar. The area is ideal for those with equestrian interests as Beaufort Polo Club is close by and the property is within Monday country of The Duke of Beaufort's Hunt as well as being close to both Badminton

and Gatcombe horse trials. Sherston, at about two miles away, provides 2 public houses, an excellent village stores/post office, butchers, café and other amenities whilst the popular market town of Tetbury is about 2.5 miles away. Well known for its 17th and 18th Century architecture and antique shops, Tetbury has a wide range of everyday shops, exclusive boutiques and shops as well as two supermarkets. The larger centres of Cirencester and Bath easily accessible and provide a more extensive range of shopping and recreational facilities. The property is conveniently located with access to the M4 at Junctions 17 and 18 which provide easy access to London as well as Bristol where it links with the M5. There are regular rail service to London Paddington from Kemble, about ten miles away, taking approximately 75 minutes.

Additional Information

We understand the property is Freehold with oil-fired central heating, private drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is

available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. There is a right of way across the garden for the neighbouring cottage and a shared pathway to the side. Cotswold District Council Tax Band E.

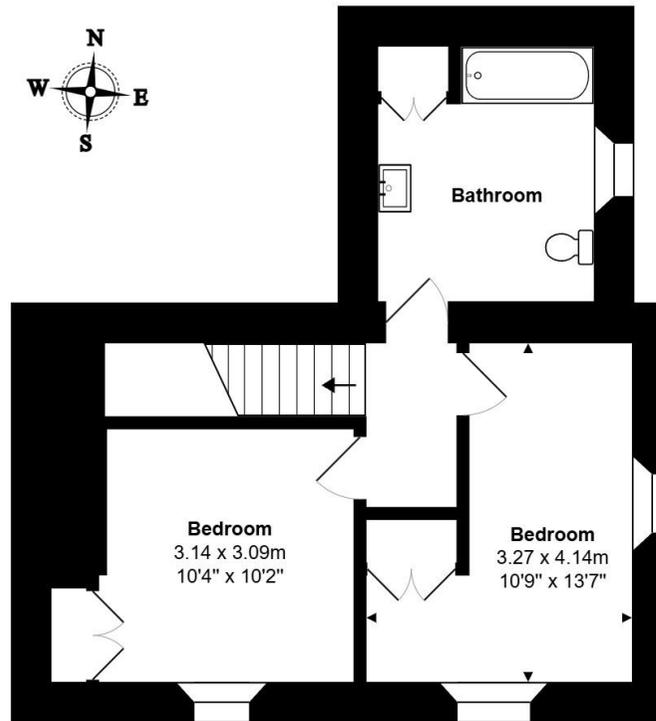
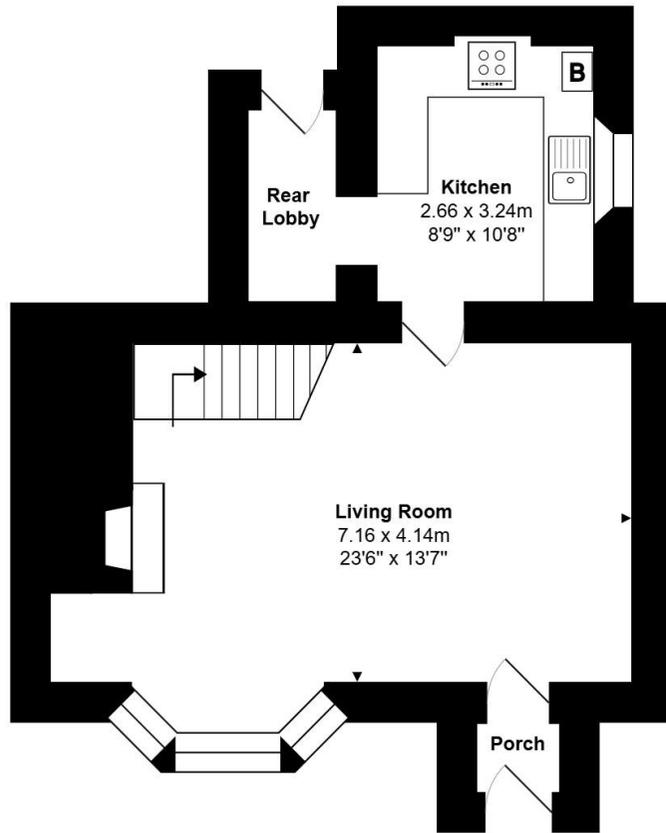
Directions

From Tetbury, take the A433 Bath Road to Westonbirt. Opposite the entrance to Westonbirt Arboretum, turn immediately left down the hill and at the crossroads, turn left into Westonbirt village. Locate the property on the left hand side before the red telephone box.

Postcode GL8 8QT

What3words: ///series.readings.unzips





Total Area: 81.9 m² ... 882 ft²

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577