



Oak Tree House, Westonbirt, Tetbury, Gloucestershire, GL8 8QS

Detached Cotswold stone house
4 reception rooms
5 bedrooms
4 bathrooms

Including self-contained annexe
Ample private parking
Outbuildings

Within safe easy walking distance of
Westonbirt School
Rural setting backing onto the golf course



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,650,000

Approximately 3,125 sq.ft excluding outbuildings

‘A detached natural stone period house with a very flexible layout set in well-established gardens of about half an acre, situated on the edge of a popular Cotswold village. Self-contained annexe and outbuildings’



The Property

In 2000, Oak Tree House was a simple three bedroom cottage when bought by the current owners. Since then several additions and improvements have been made: the first was a beautiful oak-framed kitchen/family room: the second were very useful stable-looking outbuildings: the third was the addition of a spacious one bedroom annexe which is currently let: the fourth was the construction of an impressive oak-framed garden pavilion: the last was the transformation of the entrance hall, into a spacious area, by straightening the staircase. The result of all these improvements is a property which now has great flexibility - either to continue letting for financial gain or using the two downstairs bedrooms and annexe kitchen for dependent old or young relatives. Alternatively, using the whole

house as one substantial family home.

Situation

Oak Tree House is situated on the southern edge of Westonbirt which is renowned for its arboretum, Westonbirt School, Beaufort polo, golf course, and the Hare and Hounds. As well as beautiful unspoiled rural surroundings, it is also very well placed for the local towns of Tetbury, Malmesbury and Cirencester all of which have a good range of shops as well as social and entertainment venues. The village of Sherston, only 2 miles away, is also very highly regarded for its church, shop, primary school, doctors surgery and The Rattlebone, an outstanding pub which also hosts boules competitions on many nights of the week.

To drive to the regional centres of Bath,

Bristol, Cheltenham and Gloucester, all within 25 miles, is an easy task and perfectly possible for daily commuting. Kemble station has direct access to Paddington and is only 11 miles away.

Additional Information

The property which is not Listed, is Freehold with oil-fired central heating, shared septic tank drainage, mains water and electricity. Charging point for an electric car. 9 solar panels have been installed with a feed-in tariff. The property is located within the Cotswold Area of Outstanding Natural Beauty. Standard broadband is available and there is good mobile phone coverage with some limitations (information taken from the Ofcom mobile and broadband checker website). Please check the website for more information. There is a public

footpath across the first section of the driveway. Cotswold District Council Tax Band F.

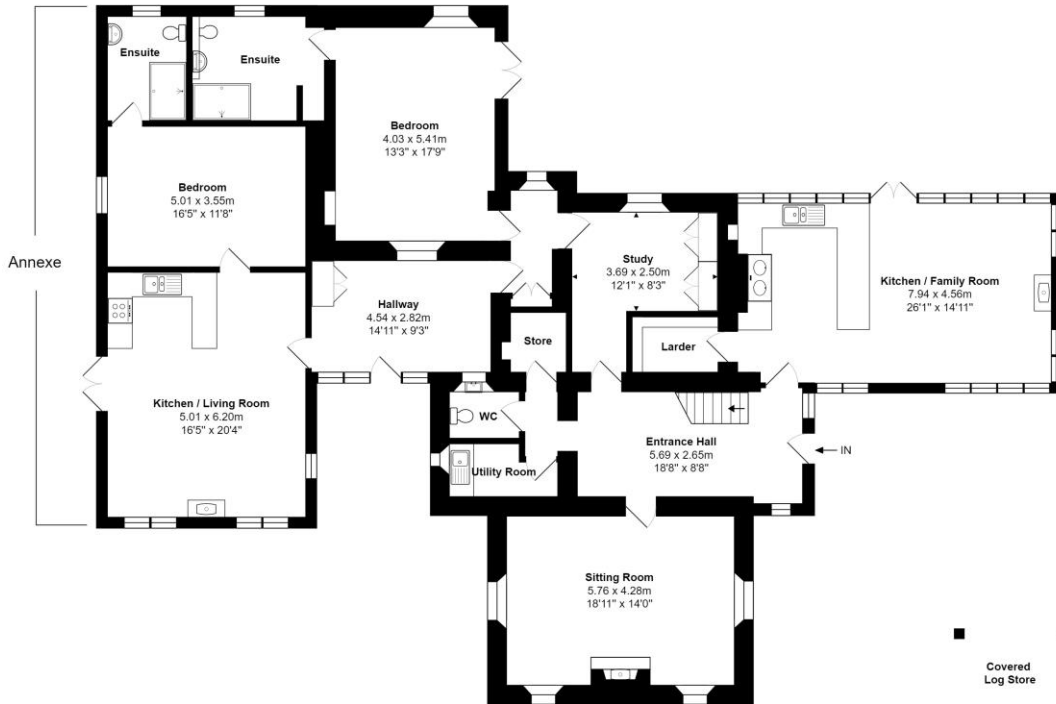
Directions

From Tetbury, take the A433 Bath Road to Westonbirt. Opposite the entrance to Westonbirt Arboretum, turn immediately left down the hill and pass the crossroads. Climb the hill and locate the property as the next on the left hand side.

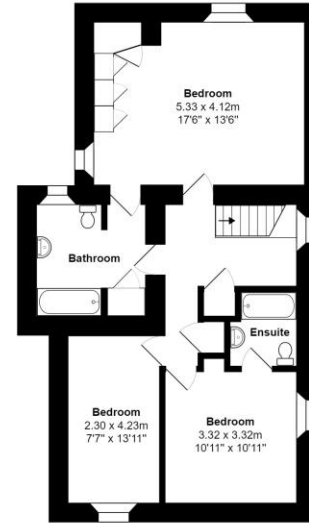
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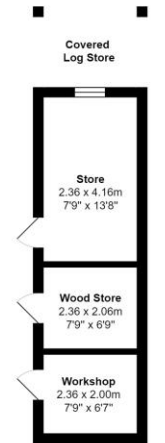




Ground Floor



First Floor



Outbuilding
Area: 25.0 m² ... 269 ft²

Main House Area: 235.1 m.sq. ... 2531 sq.ft.

Annexe Area: 55.2 m.sq. ... 594 sq.ft.

Total Area: 319.1 m² ... 3435 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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