

hunter  
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Lodge Cottage, Nesley, Tetbury, Gloucestershire, GL8 8UA

Positioned in an outstanding setting surrounded by Cotswold farmland, a beautifully charming and extensively extended Cotswold stone home in rural Nesley, just minutes from Tetbury. Offered to the market with no onward chain.

Lodge Cottage is a quintessential Cotswold cottage that has been beautifully extended into a charming family home reaching approximately 1971sq.ft. This semi-detached property stands as one half of the iconic, decorative pairs of cottages that scatter the immediate vicinity around Westonbirt. It's extremely handy position is just 3 miles south-west of Tetbury, and minutes from connecting to A road networks, meaning the towns and cities of Bath, Bristol, Cheltenham and Swindon are all within roughly 35-40minutes drive. The location also offers an abundance of nearby footpaths and bridleways to explore the idyllic countryside that surrounds.

Across the ground floor are three principal reception rooms, a fantastic family kitchen/dining room plus the expected necessities including a utility room, downstairs cloakroom and a spacious entrance porchway for coats, shoes and boots. The main sitting room sits within the original part of the cottage and enjoys a dual aspect, a solid herringbone parquet floor throughout and a focal exposed stone fireplace with a wood burner inset. There is also access to the original front porch and eye-catching arched doorway with a bespoke oak front door. Beside the sitting room is the second reception room in proportion, again with a dual aspect and would make a great formal dining room if required. A further reception room connects through to the kitchen, which is across the rear of the property with a dual outlook across the gardens. A flagstone floor flows throughout this space, as well as the adjacent utility room and neighbouring reception room. The kitchen itself is fitted with a range of shaker style wall and base units under a granite worktop to finish. There is an integrated dishwasher plus space for a range cooker, fridge freezer and microwave, whilst plumbing and space for a washing machine and tumble dryer is found within the utility room. There is plenty of space for a dining table, and French doors open out onto the rear garden.

The first floor is accessed via stairs to one side of the sitting room. The central landing flows through the first floor and provides access to five bedrooms; four of which are of double proportions. The smallest of the bedrooms is currently used as a nursery but would work very well as a study if needed. While a family bathroom serves four of the rooms, the master suite is an impressive room with fitted wardrobes and is accompanied by a luxury feeling en-suite shower room with a walk-in shower. This room, as do the three other double bedrooms, benefit from wonderful views looking over the countryside.



Externally, the property sits on a lovely plot that is bordered with a low Cotswold stone wall that enhances the outlook. An established garden wraps around the side and rear of the property and is mainly laid to lawn with a few mature trees, hedging and a gravel terrace and BBQ area for the summer months which can be accessed via the French doors from the kitchen. Towards the back of the lawn is an original stone outhouse which houses the oil tank and provides storage for garden equipment. To the side of the house is a gravel driveway leading in from the lane.

The property is connected to mains electricity. The central heating is fired by oil, and water is supplied via a borehole from the neighbouring farm. Drainage is via a septic tank situated within the adjoining cottage's garden and is shared between the two properties. Council tax band F (Cotswold District Council). The property is freehold. EPC - E(52).

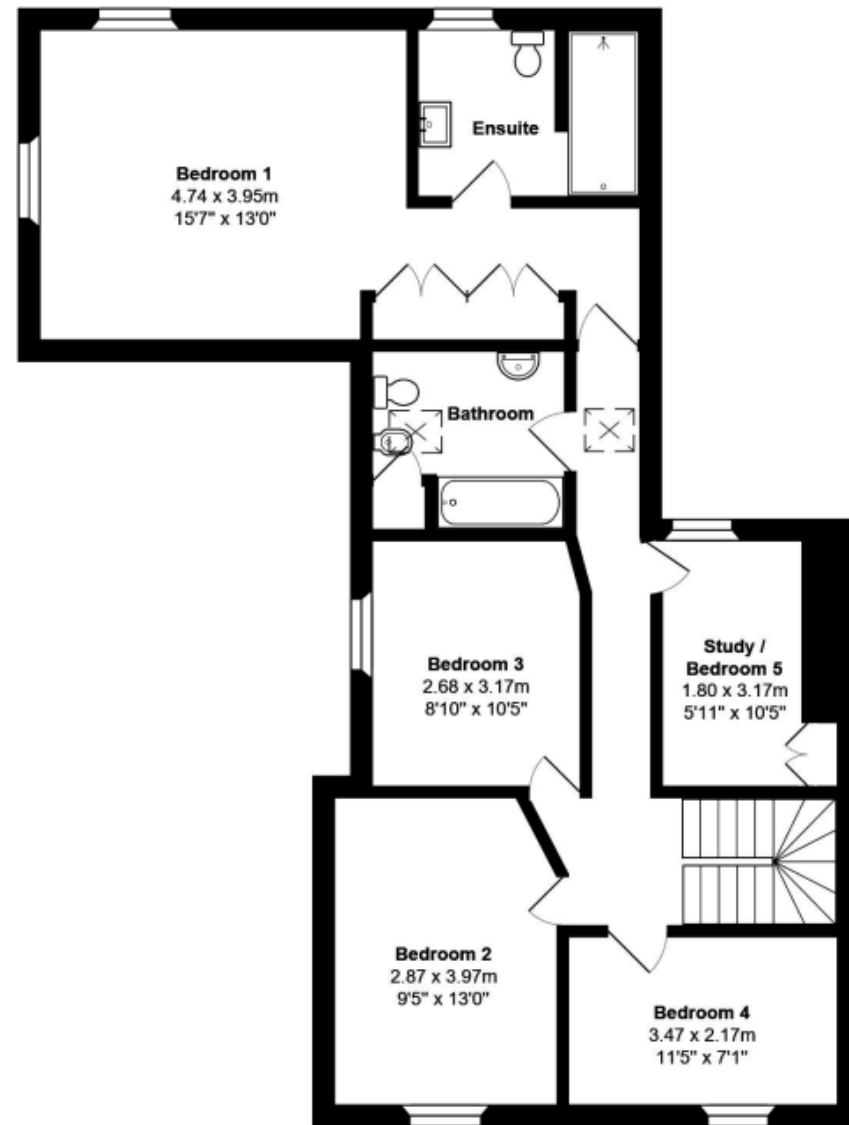
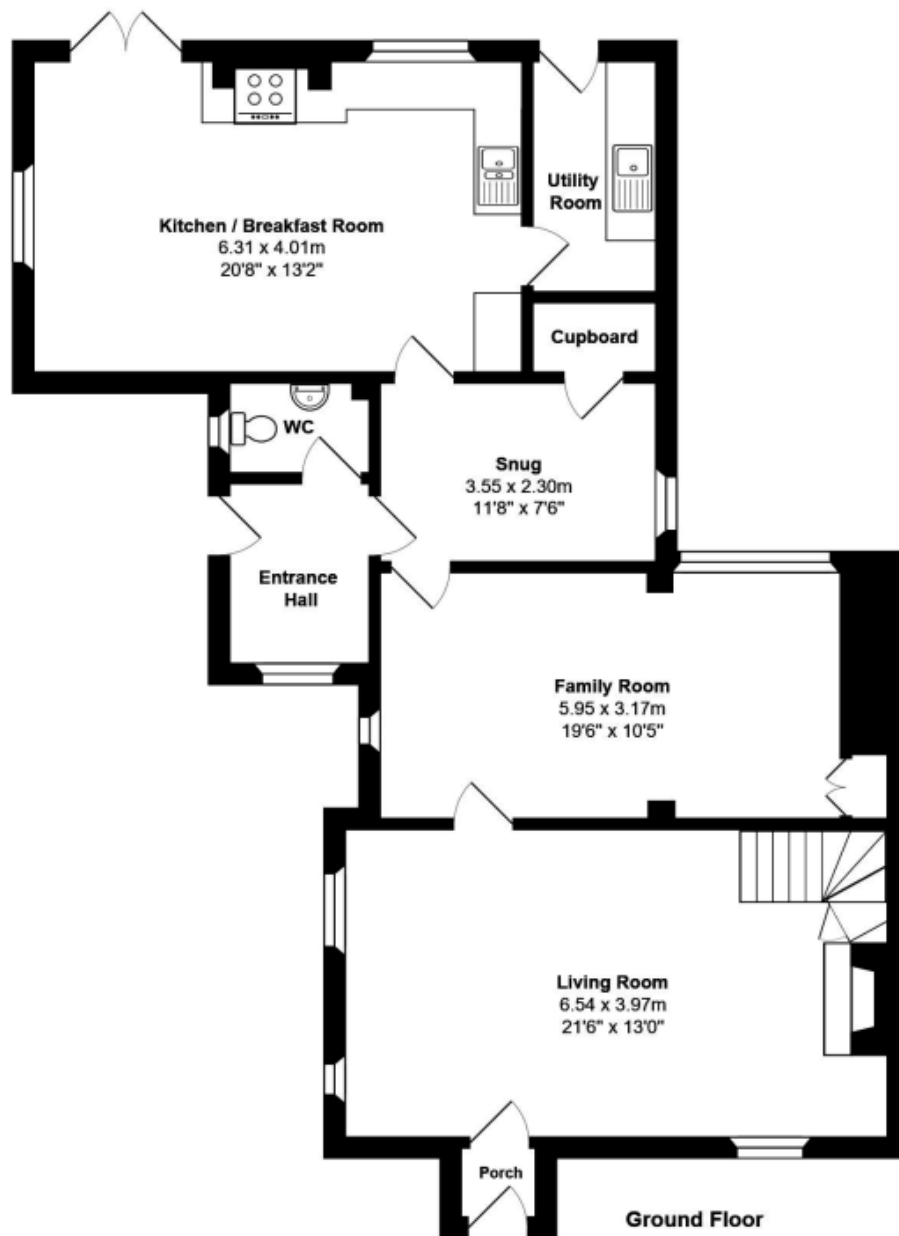
Nesley is a rural hamlet occupying a unique location surround by unspoilt Gloucestershire countryside and is within the Cotswolds Area of Outstanding Natural Beauty. The historic wool town Tetbury is situated approximately three miles north-east and is known best for its Royal association to HM King Charles III, who resides at nearby Highgrove House. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself. Westonbirt School is also just a few moments' drive from the property.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.



## Offers in Excess of £1,000,000





Total Area: 183.1 m<sup>2</sup> ... 1971 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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