



2 bedroom  
character cottage  
located in Kingscote,  
near Tetbury

£1,200 PCM

2 Ashel Barn Cottages  
Kingscote  
Tetbury  
GL8 8YB



Victoria Allman  
lettings



- Cotswold stone period cottage
- Modern fully-fitted kitchen
- Large living room
- Spacious bathroom with bath & separate shower cubicle
- Two bedrooms
- Lawned garden & patio
- Off-street parking



2



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1



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## SUMMARY

2 Ashel Barn Cottages is a delightful two bedroom Cotswold stone cottage with large garden and driveway, located just a few miles from Tetbury and Nailsworth.

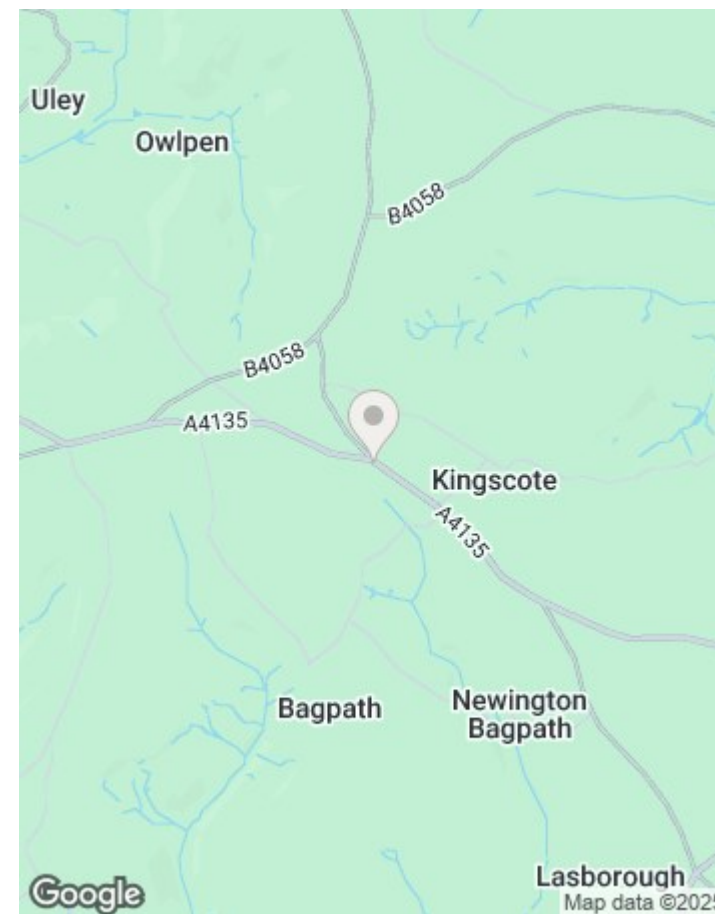
The house benefits from a modern, newly decorated kitchen with breakfast area, separate utility room, good size living room, two double bedrooms and a spacious bathroom with a bath and separate shower. To the front of the house is off-street parking for two cars and a lawned garden and patio area to the rear.

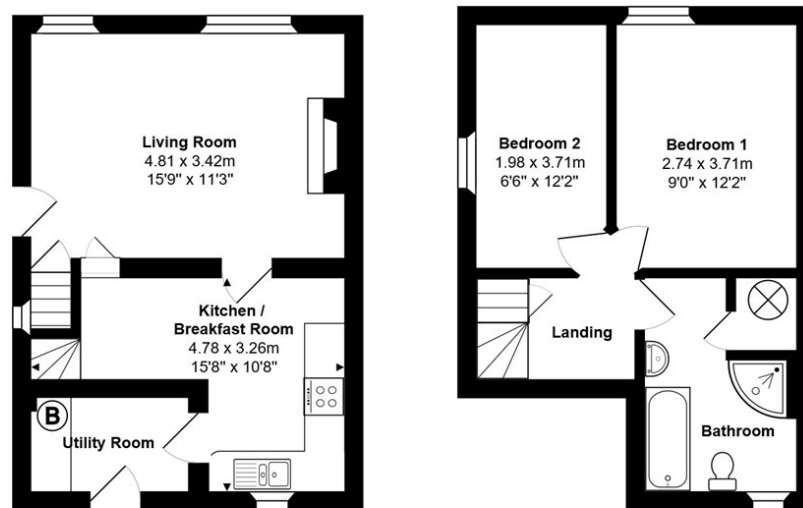
## LOCATION

Kingscote is a pretty Cotswold village within easy reach of Tetbury (4 miles) and Nailsworth (4.5 miles) and named after the Kingscote family who have been associated with the area since the 12th century. Surrounded by rolling countryside, ancient woodland and historic sites, the village offers peaceful rural beauty and easy access to local and regional attractions. The Hunters Hall Inn is a traditional pub providing good food and a cozy atmosphere, popular among locals and visitors alike.

Nearby Tetbury is a thriving and historic market town situated within an Area of Outstanding Natural Beauty surrounded by delightful Cotswold Countryside. The town centre offers a broad range of shops and amenities for everyday needs as well as a number of quality boutiques and antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also well-regarded schools catering for all ages.

Kingscote is conveniently located for both the M5 (8 miles) and M4 (14 miles) motorways, and is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum, as well as King Charles' Highgrove Estate. There is good access to nearby Kemble and Stroud railway stations which provide regular fast services to London and other regional centres.



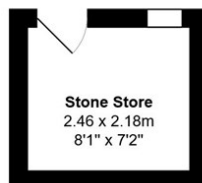


Ground Floor

1st Floor

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## DIRECTIONS

Travelling on the A4135 past the Hunters Hall Inn on the left, continue straight and take the next right turn towards Nympsfield. The property is located immediately on the left hand side. Sat nav postcode GL8 8YB; what3words ///neck.diamonds.nooks

## CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>45</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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