

Orchard End

Long Newnton, Tetbury, Gloucestershire





An extremely attractive edge of village country home with versatile outbuildings and spacious gardens.

Tetbury 1.5 miles, Malmesbury 3 miles, Cirencester 13 miles, Bristol 29 miles, Cheltenham 30 miles

M4 Jct 17 9 miles, Kemble station 8 miles (London Paddington from 68 minutes)

(All distances are approximate)



Summary of accommodation

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Walk in larder | Utility room | Boot room | WC

Principal bedroom with ensuite bathroom | Four further bedrooms | Two family bathrooms | Office

Garden and Grounds

Formal gardens | Double garage with home office | Two stables | Orchard area | Cotswold Stone outbuilding and log store (in need of repair)

In all about 0.8 acre

Situation

Times and distances are approximate.

Long Newton is a small village close to the Gloucestershire Wiltshire border in the Cotswold Area of Outstanding Natural Beauty.



Kemble station: London Paddington from 68 minutes. Chippenham station: London Paddington from 63 minutes and Bristol Parkway from 24 minutes.



Westonbirt School, Beaudesert Park, St Mary's and Margret's Calne, Wycliffe College, Primary Schools in Crudwell, Malmesbury and Tetbury.



Malmesbury boutique shops, restaurants and a Waitrose and Aldi. Tetbury facilities for every day needs, a local hospital and Tesco's.



Racing at Cheltenham, Newbury and Bath. Polo at Westonbirt and Cirencester. Hunting with the Duke of Beaufort's and VWH.



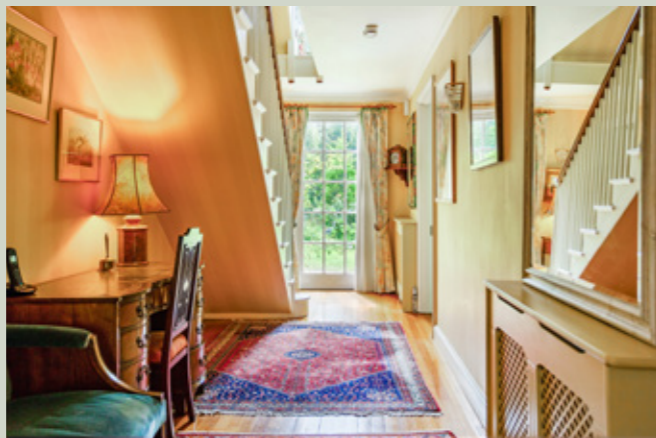
Minchinhampton, Westonbirt, Castle Combe and Bowood.



Excellent walks and rides over local bridleways, footpaths and lanes. Westonbirt Arboretum.



Cotswold Water Park



Orchard End

A classic designed edge of Village house built approximately 50 years ago and has been a busy family home ideal for entertaining. Orchard End is approached off a no through lane, a short distance from the B4014 that links the historic market towns of Tetbury and Malmesbury.

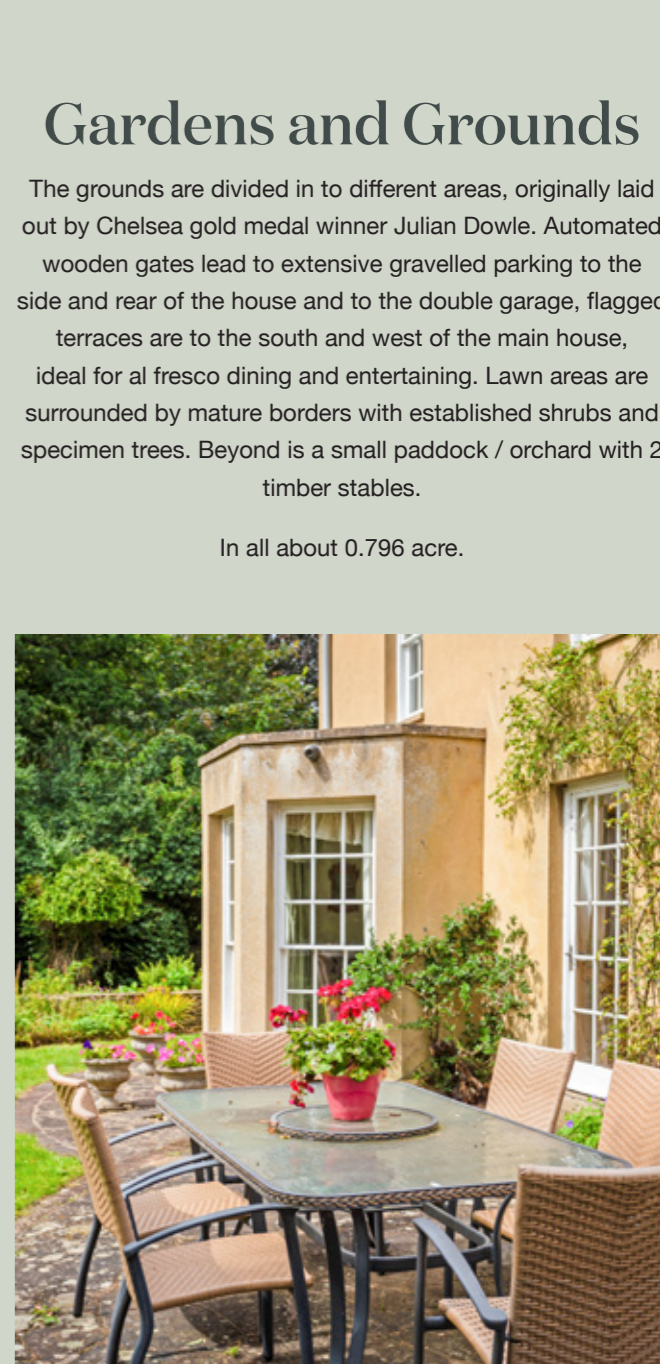
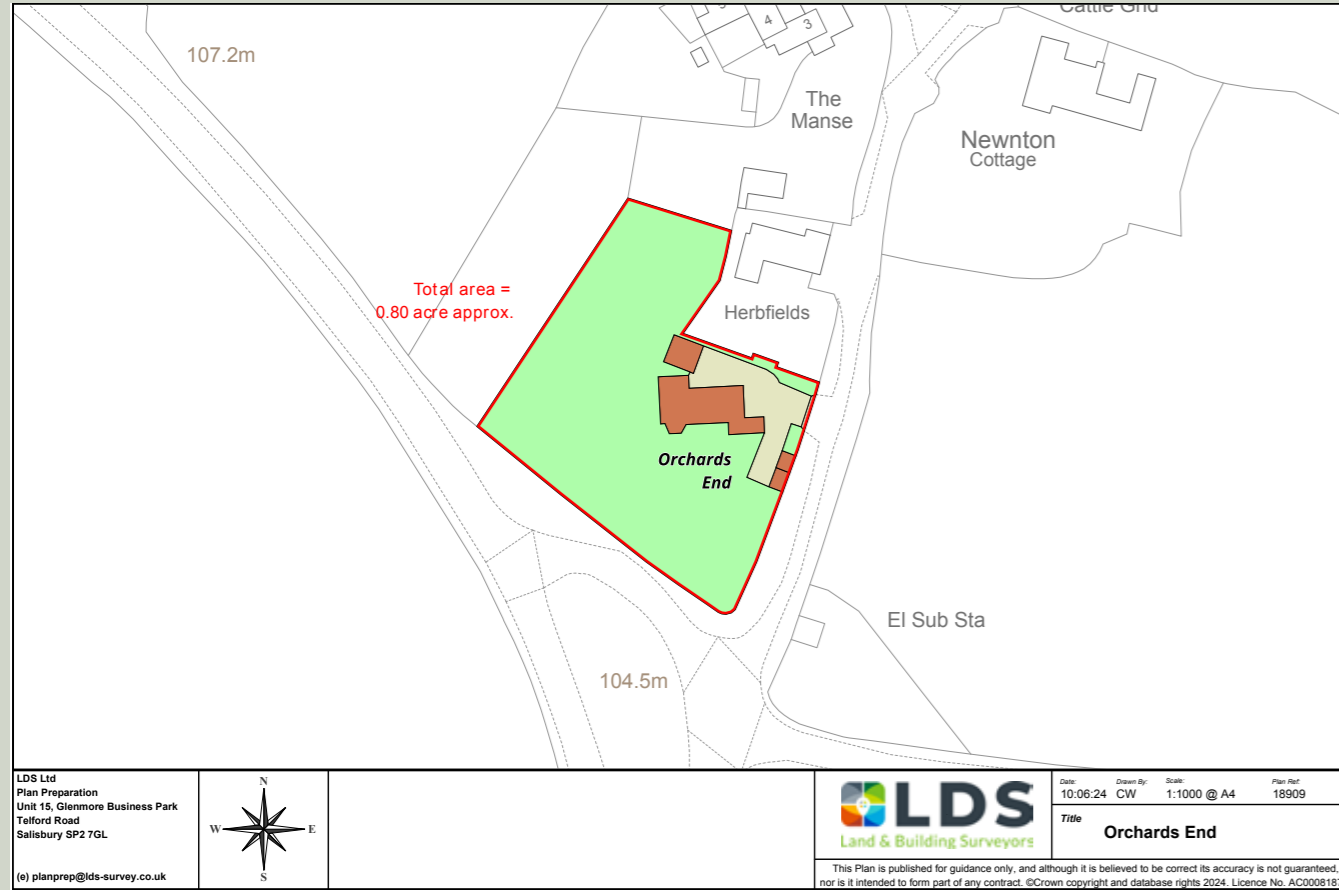
The accommodation is over three floors with three spacious and naturally light reception rooms and kitchen breakfast room accessed off a central hall. The kitchen and dining room could be combined with the dining room to form a core living area.

Over two floors there are five large bedrooms and three bathrooms as well as a first floor office/ study. All rooms have views through the wonderful sash windows over the gardens.









Gardens and Grounds

The grounds are divided in to different areas, originally laid out by Chelsea gold medal winner Julian Dowle. Automated wooden gates lead to extensive gravelled parking to the side and rear of the house and to the double garage, flagged terraces are to the south and west of the main house, ideal for al fresco dining and entertaining. Lawn areas are surrounded by mature borders with established shrubs and specimen trees. Beyond is a small paddock / orchard with 2 timber stables.

In all about 0.796 acre.

FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 299.3 sq m / 3,222 sq ft (Including Garage/Excluding Open Area)

Outbuildings: 90.3 sq m / 972 sq ft

Total: 389.6 sq m / 4,194 sq ft

(Including Limited Use Area (14.1 sq m / 152 sq ft))



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Mains electricity, water and gas. Private drainage to septic tank.
Fibre broadband is available.

Tenure:

Freehold.

Local Authority:

Cotswold District Council

Council Tax:

Band G

EPC:

E

Postcode:

GL8 8RW

What3Words:

///startles.winning.postcard

Guide Price:

£1,425,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: June 2024. Photographs dated: May 2024. Capture Property 01225 667287.

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