

# Upton Venture

15 Upton, Tetbury, Gloucestershire







# An attractive Cotswold Stone four bedroom period country home with an annexe/flat set in large gardens, on the northern edge of Tetbury, south of Avening.

Tetbury Town Centre walking distance 1.1 miles | Malmesbury 5.5 miles  
Kemble 8.9 miles (London Paddington in 75 minutes) | Stroud 8.9 miles | M4 (Junction 17) 8 miles  
M4 (Junction 18) 11 miles | Cirencester 12 miles | Bath 18 miles | Cheltenham 26 miles  
(distances and times are approximate).

  
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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Kitchen | Larder/pantry | Dining room | Sitting room | Utility room | WC  
**First Floor:** Principal bedroom with dressing room, walk-in wardrobe and en suite bathroom  
Three further bedrooms | Family bathroom

### Annexe/Flat

Kitchen/dining room | Sitting room (bedroom 2) | Bedroom | Bathroom

### Garden and Grounds

Double garage and workshop | Ample parking | Garden | Well | Summer house/studio



# Situation

(Distances and times are approximate)



Tetbury has a diverse range of independent shops & services, including supermarkets, delicatessens, restaurants, cafes, and antique shops. Stroud and Cirencester are both famous for their farmers' markets and have a diverse range of shops, restaurants, cafes, and events. Bristol, Bath, and Cheltenham are all easily accessible for more extensive shopping and amenities.



A range of excellent primary, comprehensive and private schools are in the area, including Beaudesert Park, Westonbirt, Rendcomb, the Cheltenham Colleges, and first-class grammar schools in Stroud and Cheltenham.



Both the M4 and M5 are easily accessible.



Fast train services to London Paddington are available from Kemble and Chippenham stations.



Racing at Cheltenham. Polo at Beaufort and Cirencester Park. Eventing at Badminton and Gatcombe.



# Upton Venture

Approached off a lane through iron-barred gates with a sweeping drive, Upton Venture is a detached Cotswold stone property, circa 2700 sq ft. Once two cottages, the current owners renovated and connected the cottages when they first brought them to create a four bedroom house with an annexe/flat. They have also recently retiled the roof. The property is set within gardens and grounds of approximately 0.5 acres and situated on the edge of the Chavanage Estate.

This well-loved and spacious house is arranged over two floors. It has plenty of character throughout, including very good ceiling heights, new double glazing, exposed brickwork, a farmhouse kitchen with an aga, and a wood-burning stove.

On the ground floor, there is ample living space with three generous reception rooms, a large fitted kitchen/breakfast room, direct garage access, a boot/utility and a cloakroom. Upstairs is a large principal bedroom with an en suite and dressing area, three further double bedrooms and a family bathroom.

Attached is a large double garage with a workshop and direct access to the kitchen in the main house. Above is the annexe/flat, accessed via stone steps; it is currently a self-contained flat, but it could be connected to the main house. There is an open-plan kitchen/dining area, a sitting room (bedroom 2), a bedroom and a bathroom. The annexe/flat is in need of updating.









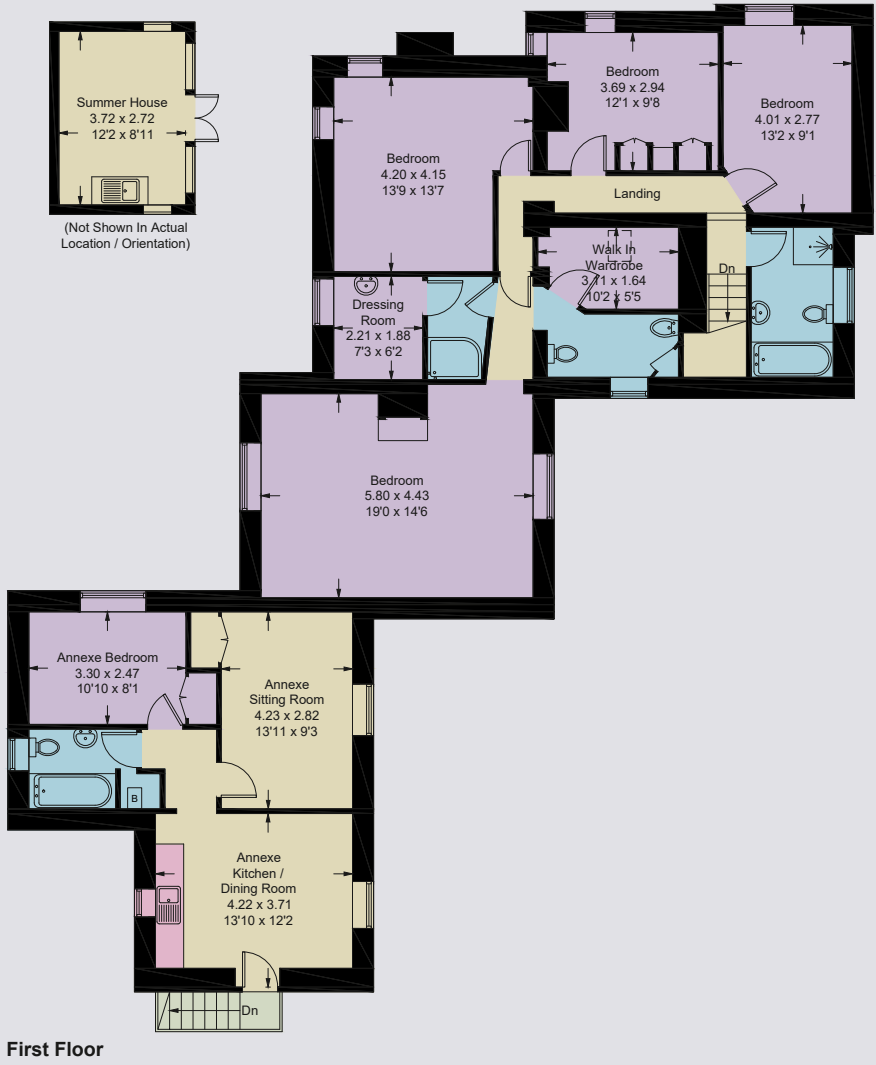
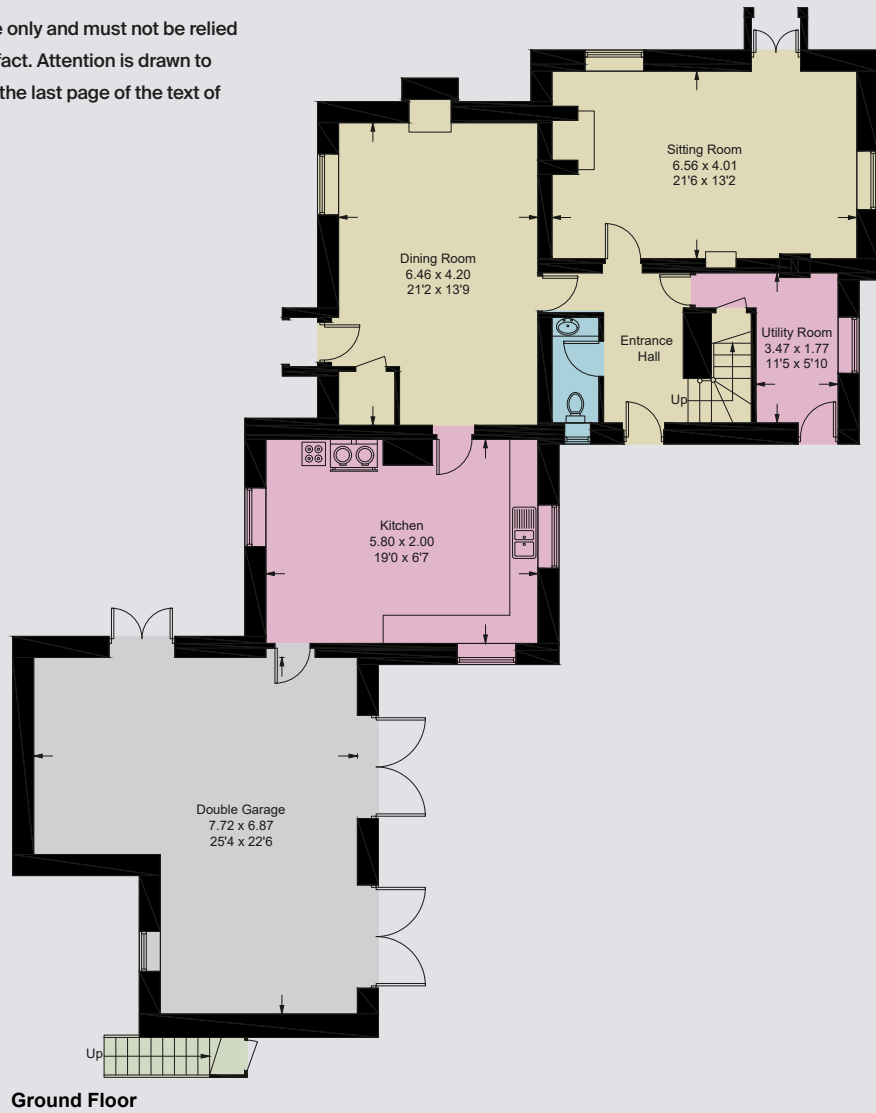




FLOORPLAN

Approximate Gross Internal Floor Area  
Main House: 251 sq.m / 2,702.1 sq.ft  
Annexe: 44.2 sq.m / 475.8 sq.ft  
Summer House: 10 sq.m / 108 sq.ft  
Total Area: 305.2 sq.m / 3,285.9 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.



Outside

Sitting within grounds and gardens just after half an acre, the property is just outside Tetbury and south of Avening. You can walk into Tetbury along the pavement, and there are stunning walks in and around the Chavanage Estate, which sides on to Tetbury Upton.

There is an attractive Cotswold stone wall along two boundaries, and fencing and mature hedging run along the other two sides. The gardens are mainly laid to lawn with flower and shrub borders along with mature specimen trees and a well. Within the garden is a large timber-framed outbuilding with water, a sink and electricity, which would make a fabulous office, craft room or base for outdoor entertaining. To the rear of the property is a terrace orientated to capture the south aspect.

Property Information

- Tenure:** Freehold
- Services:** Mains gas, private water supply, waste is a septic system.
- Local Authority:** Cotswold District Council
- Council Tax:** Band G
- EPC:** D
- Offers in Excess:** £1,000,000
- Postcode:** GL8 8LP
- What3Words:** Winds.realm.stands
- Viewings:** All viewings strictly by appointment only through the vendor's 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 February 2025. Photographs and videos dated February 2025.

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