



## UPTON DAIRY

Upton Grove, Upton, Tetbury, Gloucestershire, GL8 8LP



A LUXURIOUSLY IMPRESSIVE, SPACIOUS FIVE  
BEDROOM ARCHITECT-DESIGNED CONVERSION  
COTSWOLD HOME, PRIVATELY SITUATED IN PRIVATE  
GROUNDS OF UPTON GROVE, SET CLOSE TO THE  
MARKET TOWN OF TETBURY.

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Directions: GL8 8LP  
What3Words: ///city.achieving.surfacing  
Tenure: Freehold  
Services: New Private drainage, a bore hole shared by five properties, mains electricity, a ground source  
pressurised heating system and Solar panels with battery.  
Local authority: Cotswold District Council  
Council Tax Band: G  
Guide Price: £2,300,000

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

# SITUATION

Tetbury Upton is a pretty village, home of Chavenage House, with beautiful walks and a café. It is the edge of Tetbury, which can easily be walked into and leads on to Avening, Minchinhampton and Nailsworth, making it a beautiful and well-connected part of the Cotswolds.

Tetbury has a range of independent shops and services, including supermarkets, delicatessens, restaurants, cafes, and antique shops.

Further afield, 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 also easily accessible for more extensive shopping and amenities.

Fast train services to London Paddington are available from Kemble and Chippenham stations, and both the M4 and M5 are easily accessible.

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

The locally renowned “Goods Shed” is a venue for art, events, and music. Westonbirt Arboretum provides spectacular walks and events.

Golf at Minchinhampton, racing at Cheltenham, Polo at Beaufort and Cirencester Park, Eventing at Badminton and Gatcombe and Motorsports at Castle Combe.

**Distances:** Tetbury Town Centre 1.2 miles, Malmsbury 5.6 miles, M4 (Junction 17) 8 miles, Stroud 8.9 miles, Kemble 9 miles (London Paddington in 75 minutes), M4 (Junction 18) 11 miles, Cirencester 12 miles, Bath 18 miles, Cheltenham 26 miles. (All distances and times are approximate.)



# THE PROPERTY

This architect-designed Cotswold stone home presents a rare opportunity to purchase a newly redeveloped family residence on the edge of a highly sought-after Cotswold market town, with picturesque parkland views to the front and open countryside to the rear.

Set in beautifully landscaped gardens and approached via a sweeping, tree-lined driveway within Upton Grove, this exceptional property has been constructed in hand-cut Cotswold stone to an exacting standard. The house is sophisticated and welcoming, offering a luxurious yet practical lifestyle for modern family living and entertaining. The property comes with a 10-year guarantee.

The house is impressively spacious and well-proportioned, with a natural and easy flow between rooms and wood panelling in the hall area. The living spaces benefit from high ceilings, a mix of wood and stone flooring, and underfloor heating throughout.

There is a large entrance area with a balconied landing over. The main reception room has an open fire with a stone surround. There is also a second reception/family room, office/library, a plant room, and a downstairs cloak room.

At the heart of the home is an impressive kitchen/family living space with a stunning Parlour Farm kitchen hand-built in the Cotswolds, bespoke hand-built cabinetry, and beautiful stone work surfaces. The room also features vaulted ceilings with Velux lights flooding the room with light, a hand-built stone fireplace that creates an excellent central point, hand-finished stone worktops, and bifold doors leading to a large stone-paved terrace.

The kitchen appliances include two built-in Neff ovens, a Neff vented cooking top, a Neff integrated dishwasher, a Neff Wine storage cabinet and a Fisher & Paykel series 7 Fridge Freezer French.

A beautifully designed utility/boot room with a Samsung washing machine, a Samsung tumble dryer, and Parlour Farm cabinetry leads off the kitchen and opens directly to the garden.

There are five spacious double bedrooms with one of the largest suites on the ground floor, which could suit multigenerational living ability/or futureproofing for accessibility. All the bathrooms are spacious and beautifully designed with stone tiling and inset automated lights.









## GARDENS AND GROUNDS

The property has beautifully maintained gardens, with a generous gravel driveway providing ample parking. To the rear, the garden is laid to lawn and includes an extensive patio area ideal for al fresco dining and entertaining, all backing on to open fields.

To the side of the house is a triple garage and an additional stone-built room. Perfect for use as a home office, gym or studio, and offering versatile space for hobbies, storage, or further potential accommodation. (subject to necessary consents).





# ELECTRICAL INSTALLATION SPECIFICATION INFORMATION

## Power Supply & Appliances

- Three-Phase Supply: Robust three-phase supply for efficient power distribution, supporting high-demand appliances.
- Three-Phase Heat Pump: High-efficiency system for sustainable heating and cooling.
- 2 × Electric Ovens: Installed for modern, efficient cooking.
- 1 × Electric Induction Hob: Fast, energy-efficient induction hob with precise temperature control.

## Heating & Climate Control

- Wet Underfloor Heating Throughout: Provides consistent, efficient heating across all rooms.
- Zoned Thermostats: Independent thermostats for room-by-room temperature control and improved energy efficiency.

## Lighting & Electrical Fixtures

- LED Lighting: Energy-efficient LED lighting throughout the property.
- Ambient Lighting: Custom ambient lighting in living areas and bedrooms for a modern, comfortable atmosphere.
- PIR Lighting in Bathrooms: Motion-sensor lighting for convenience and energy savings.
- 5 Amp Lamp Sockets: Dedicated 5A lamp sockets in living areas and bedrooms for convenient control of floor and table lamps.
- Decorative Sockets and Switches: Modern fittings complementing the property’s interior design.

## Connectivity & Media

- Cat 6 Connection Points: High-speed Ethernet ports in key locations for reliable internet connectivity.
- Television Points: Multiple TV connection points for flexible media setups.
- Speaker Connection Points: Pre-wired speaker outlets in selected rooms for integrated audio systems.

## Safety & Security

- Security Alarm: Integrated system providing full property protection.
- Comprehensive Fire Alarm System: Advanced detection system exceeding standard smoke alarms.
- Electric Gates: Automated gates providing security and convenience.

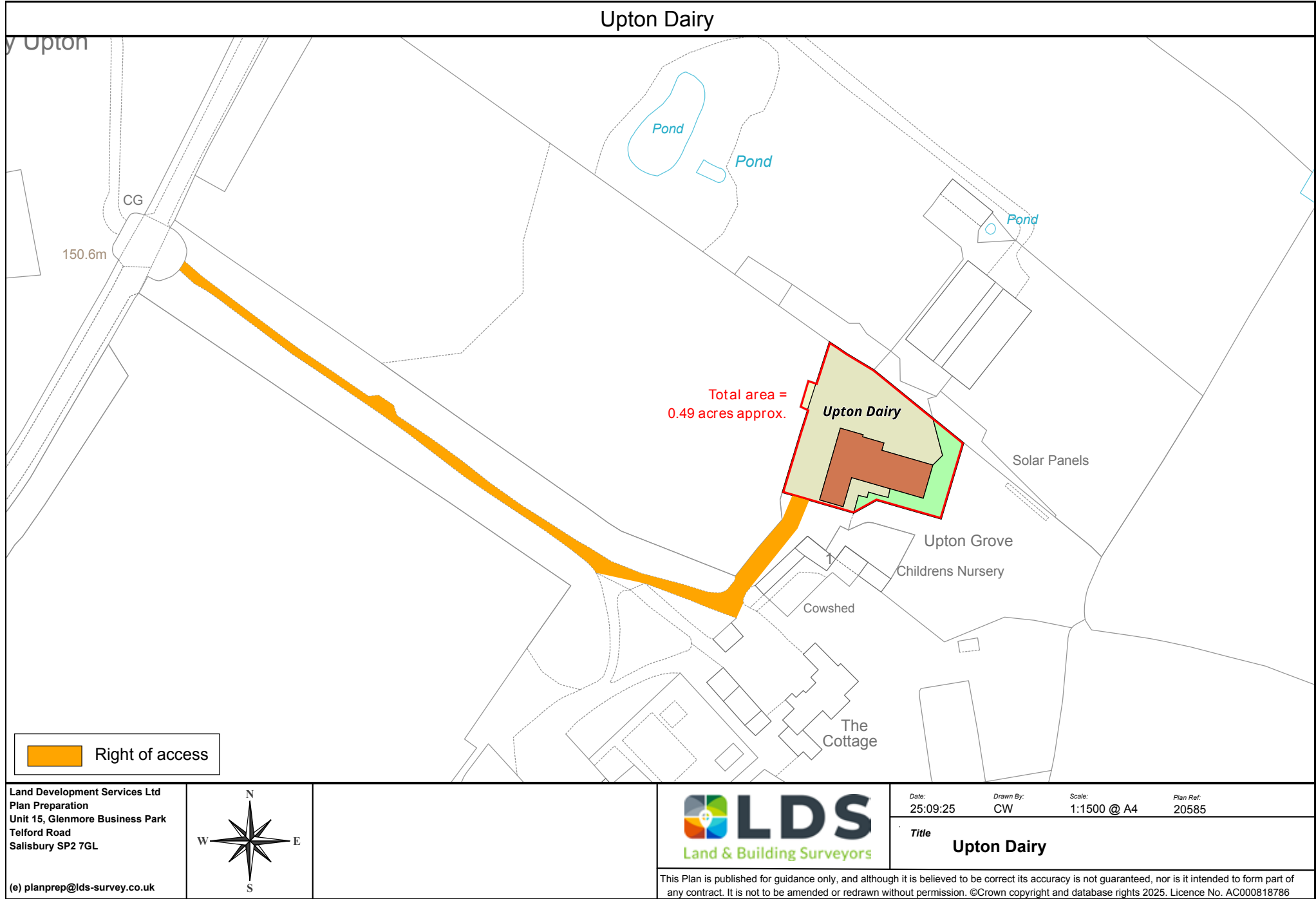
## Sustainability & Additional Features

- Outdoor Lighting: Energy-efficient external lighting for security and aesthetics.
- External Sockets: Convenient outdoor sockets for garden tools, lighting, and appliances.
- Electric Car Charger: Convenient EV charging station.
- Solar Panels: Renewable energy generation for reduced running costs.
- Battery Storage System: Integrated storage for efficient use of solar energy and backup power.



Approximate Gross Internal Area  
Main House = 445 sq m / 4,789 sq ft  
Garage = 65 sq m / 699 sq ft  
Total Area = 510 sq m / 5,488 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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