



BYAMS HOUSE

Willesley, Nr Tetbury, Gloucestershire



A STRIKING AND RARE GRADE II LISTED
GEORGIAN COUNTRY HOUSE WITH A COTTAGE,
ON THE EDGE OF A HIGHLY SOUGHT-AFTER
COTSWOLDS HAMLET NEAR TETBURY.

Main House

Reception hall | Drawing room | Dining room | Sitting room | Study/playroom | Kitchen/breakfast room | Utility room
Top floor bedroom with en suite bathroom and home office | One bedroom with en suite bathroom
One bedroom with an en suite shower room | Three further bedrooms | Family bath and shower room

Garden Cottage

Sitting room | Kitchen/breakfast room | Two bedrooms | Bathroom

Gardens and Grounds

Garden room | Triple Cotswold stone garage | Heated swimming pool | Walled garden | Greenhouse

In all about 0.61 acres



EPC

6-8

4-5

4-6

F

Directions: GL8 8QU

What3Words: ///blogs.envelope.formal

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired central heating in the house. Oil-fired Rayburn provides central heating and hot water to the cottage. High speed fibreoptic broadband is available.

Local authority: Wiltshire Council

Council Tax Band: Main house G – Cottage D

EPC: Main house F – Cottage F

Guide Price: £2,000,000

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

SITUATION

Byams house is situated on the edge of the picturesque hamlet of Willesley on the Gloucestershire/Wiltshire border. The neighbouring village of Sherston has many amenities, including a post office, village store, primary school, doctors surgery, pub and restaurant.

The market town of Tetbury and Malmesbury have further shops and services for everyday needs. The larger centres of Cirencester, Bath and Bristol are also within easy reach.

The surrounding countryside is really beautiful, and the property is positioned close to the Badminton Estate, the private home of the Dukes of Beaufort, which plays host to the annual international horse trials and a small variety of concerts.

Westonbirt Arboretum is within walking distance and hosts some of the most beautiful natural tree displays, particularly during autumn and Christmas. There are also a number of concerts which are hosted within the grounds. Tetbury also hosts the celebrated Tetbury Music Festival. The Beaufort Polo Club is also nearby and provides a number of exciting tournaments and country fairs. In addition, there is eventing at Gatcombe Park, motor-sport at Castle Combe, water sports at the Cotswold Water Park, and many bridleways and footpaths make for excellent riding and walking country. Minchinhampton Golf Club is about 20 minutes away and offers a good standard course and a thriving membership.

There are several good schools nearby including Westonbirt School, Beaudesert Park at Minchinhampton and a number of further schools in and around Bath.

Connections are excellent with rail services at Kemble, Chippenham and Bristol Parkway stations. Junctions 17 or 18 of the M4 and M5 are accessible.

Distances: Westonbirt 1 mile, Sherston 2 miles, Tetbury 4 miles, M4 J17 9.5 miles, Kemble station 10 miles, (Paddington 65 mins), Cirencester 14 miles, Bath 17 miles. (All distances and times are approximate).





THE PROPERTY

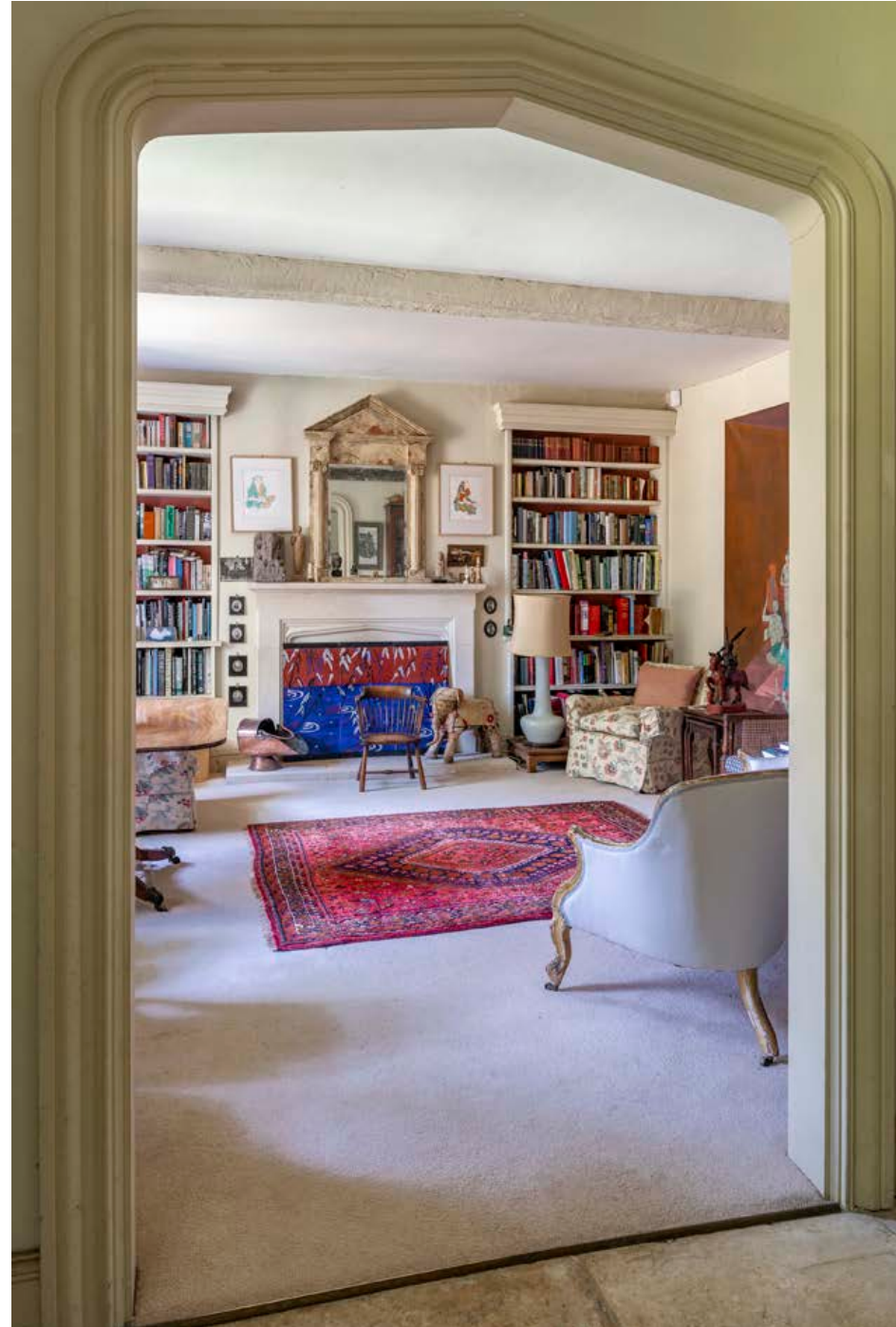
Byams House is a delightful period Cotswold stone Grade II listed house positioned on the edge of the hamlet. It is believed to date from around 1720 with later additions. The house has a classical façade with a central decorative shell portico over the front door, flanked either side by two sash windows with five matching sash windows over.

The accommodation is extremely well laid out, and a very elegant drawing room with bay window gives access to the garden through french windows. The top floor has been restored and redesigned to provide a principal bedroom with exposed beams, a bathroom and home office.

GARDEN COTTAGE

The Cotswold stone cottage is situated across a small courtyard from the main house. The cottage comprises a kitchen/breakfast room, sitting room, two bedrooms and a bathroom. It also has access to the gardens and swimming pool.

Adjoining the cottage is the large garden room which is a lovely additional space and sun trap.







GARDENS AND GROUNDS

The house has a small formal garden to the front with a central paved path. Between the house and the cottage is a brick-paved courtyard with rose arbour giving access to the back door and also to the cottage.

On the western side of the house there is a private garden laid principally to lawn with a former well. Steps lead to a further garden area with a large greenhouse and flower/vegetable beds.

The swimming pool garden occupies a private area with delightful views across open farmland beyond.

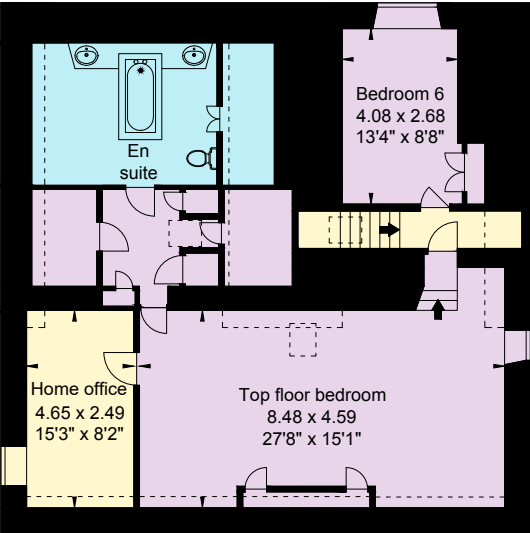
There is also a substantial paved terrace for outside summer dining.

Adjoining the cottage is a garden leading back to a gravelled parking area with a triple Cotswold stone garage.

In all about 0.6 acres.

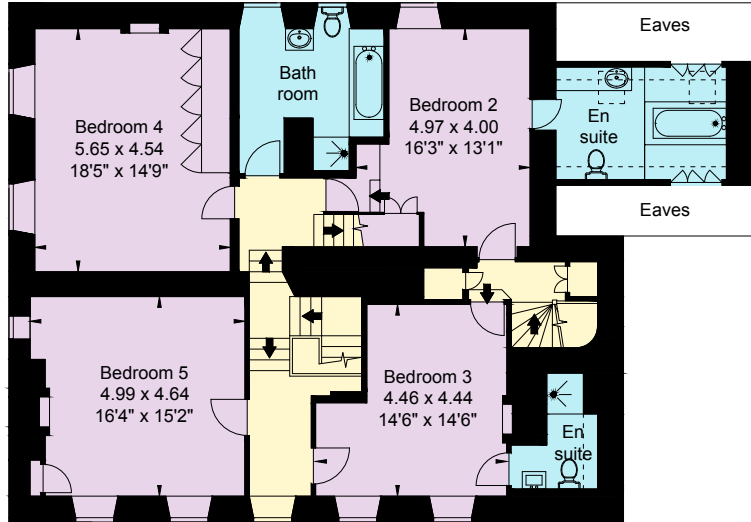




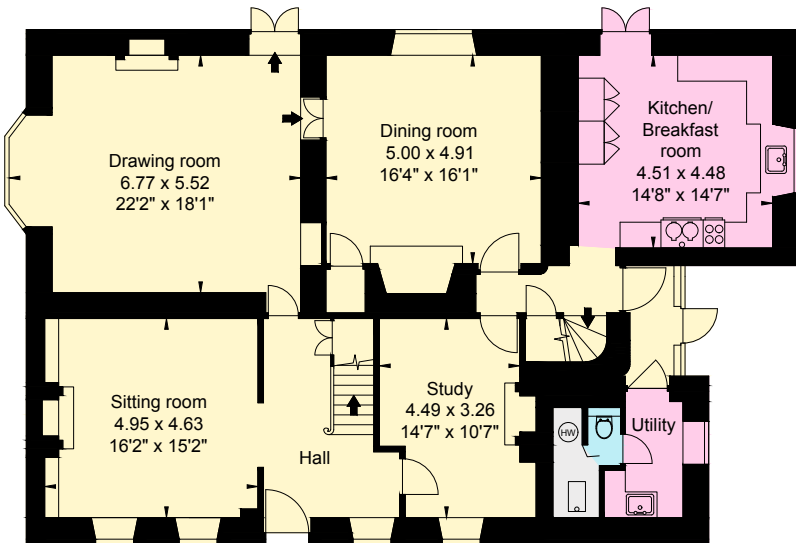


Second Floor

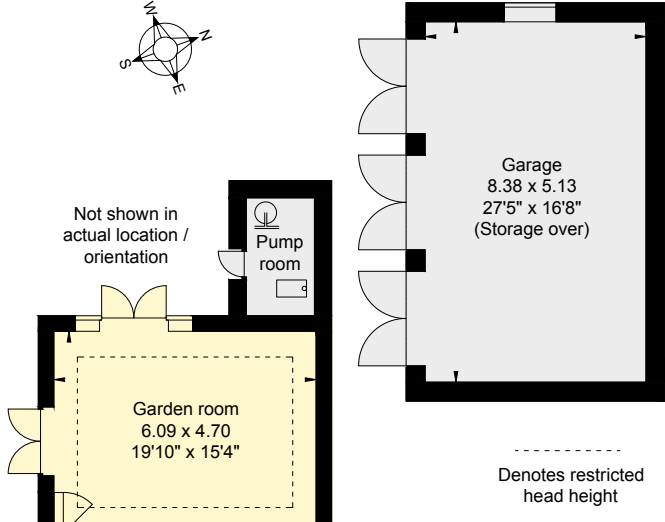
Denotes restricted head height



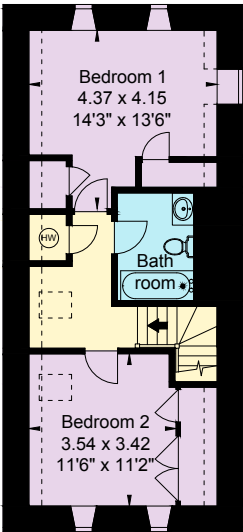
First Floor



Ground Floor



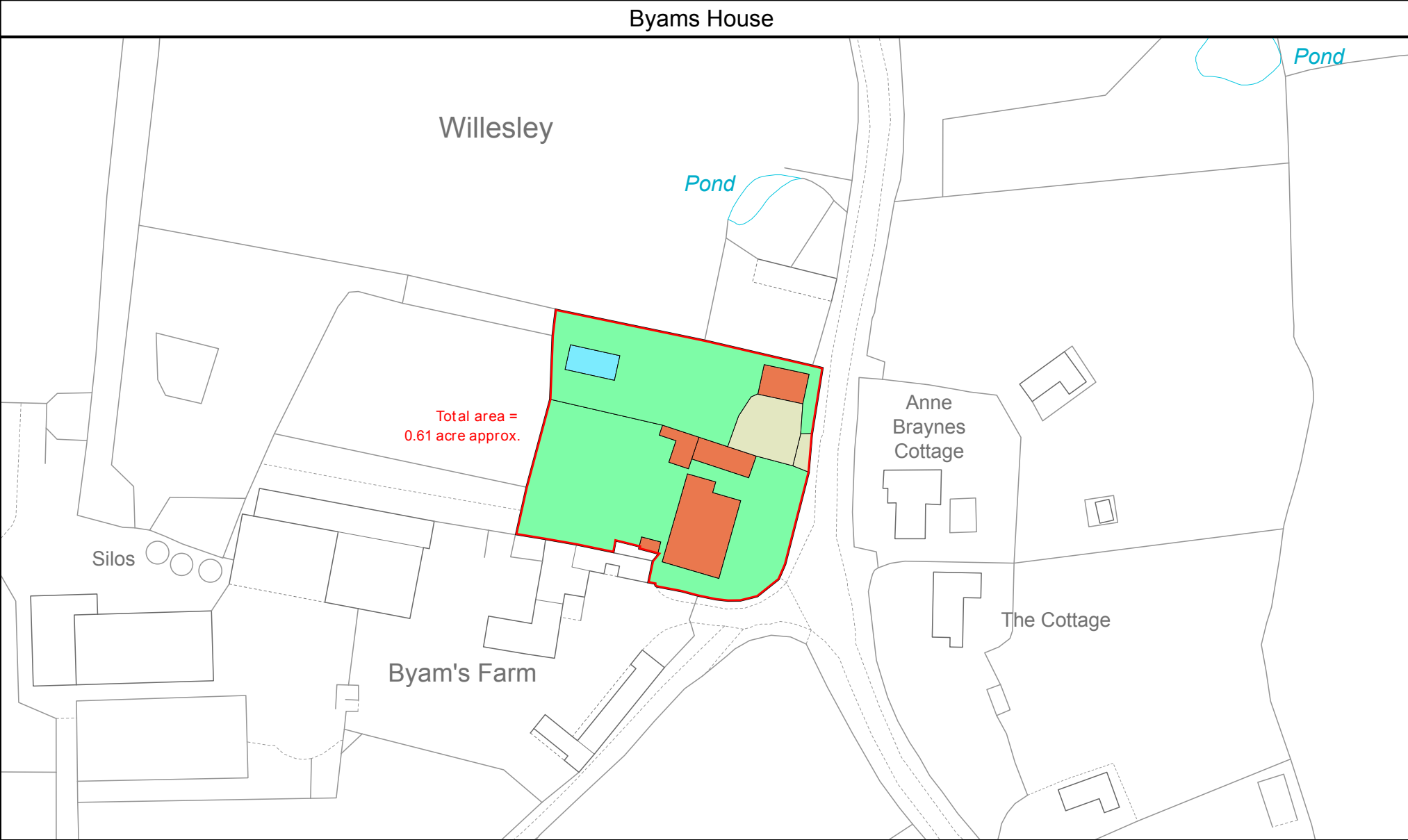
Garden Cottage
Ground Floor



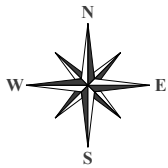
Garden Cottage
First Floor

Approximate Gross Internal Area
House: 426 sq m (4,586 sq ft)
Cottage: 95 sq m (1,023 sq ft)
Garden room: 29 sq m (308 sq ft)
Garage/Pump room: 48 sq m (512 sq ft)
Total: 598 sq m (6,429 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.



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Date: 04:03:24
Drawn By: CW
Scale: 1:1000 @ A4
Plan Ref:

Title
Byams House

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to tell you more.

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