

# SPRING VIEW COTTAGE





## Lower Hazlecote Cottages, Kingscote, Tetbury, GL8

One of the Cotswolds' best kept secrets, as you enter the stunning hidden valley of Lower Hazlecote through Kingscote or from the A46 near Calcot Manor, Spring View is an exquisite blend of traditional charm and contemporary design. Originally a farm worker's cottage, this 18th century property has been meticulously transformed to offer luxurious modern living while retaining its historic character. Large two-storey rear and side extensions have been added to create a light, airy, and characterful semi-open plan living space to maximise the expansive valley views.

The home is approached via a picturesque setting, leading to a beautifully landscaped garden and ample off-street parking. The design was instrumental in the house engaging with the outside, with natural materials used throughout - chiefly oak, glass, and stone. At the end of the kitchen/dining room is a bespoke oak and glass extension, with hardwood doors and windows leading onto a large rear terrace, allowing the family to access the west-facing sun and beautiful views.

The kitchen, dining, and living area epitomise modern country living, with painted solid wood units in soft colours, hardwood countertops, and a walk-in pantry. There are 5 bedrooms and 4 bathrooms, including a downstairs toilet. All bedrooms have vaulted ceilings, which allows a feeling of great space and light. They are all unique and have great views, either to the front or rear aspect.









COOK with JAMIE  
FEARNE COTTON  
VENICE





















Spring View features a beautifully landscaped garden with mature trees and plants, and a spacious terrace perfect for entertaining or relaxing in the sun. The garden extends to a lawned area and raised vegetable beds, all with stunning treetop views. It also includes a pergola and a locally handcrafted tree house, made with wood sourced from the Westonbirt Arboretum, giving children the feeling of playing up in the treetops and offering the best views of the valley. The purpose-built, detached oak-framed garage complex includes a generous tandem garage, machine shed, and covered areas both front and rear.











Spring View enjoys a rural position on the edge of Kingscote village, only 4 miles away from Tetbury. Tetbury is famous for its antiques, the renowned Westonbirt Arboretum, and its proximity to Badminton, the polo, and Highgrove. The village offers a range of shops, restaurants, and amenities, making it one of the most sought-after locations in the Cotswolds.

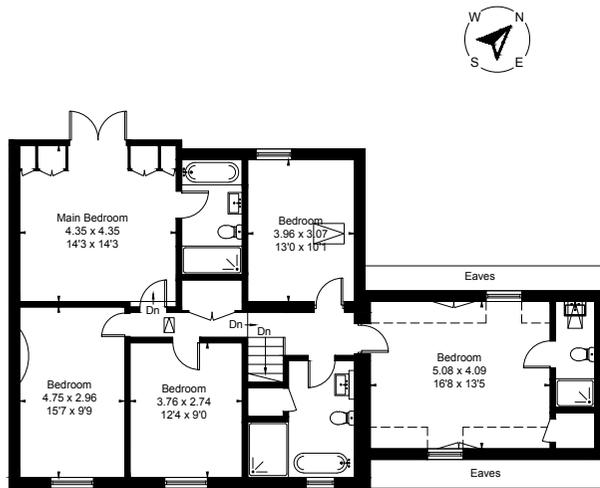
Nestled in the picturesque Cotswold Hills, Nailsworth is only 2 miles away, home to Woodchester Vineyards and amazing restaurants, including the only Michelin star in the area, serving delicious local produce.

Spring View is also a quick walk from the house to Calcot Manor & Spa, the best spa and restaurant in the area, providing a significant advantage for residents seeking relaxation and fine dining close to home.

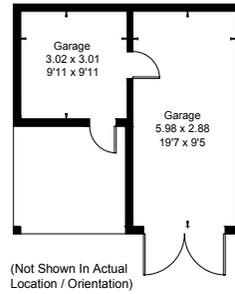
The local primary school is in Leighterton, with additional options in Horsley, Nymphsfield, and Uley. Stroud's grammar schools include Stroud High School and Marling School, both highly regarded. The Katherine Lady Berkeley School in Wotton-under-Edge also has an excellent reputation. Private schools in the area include Beaudesert Park School in Minchinhampton and Westonbirt School in Westonbirt.

## Specification

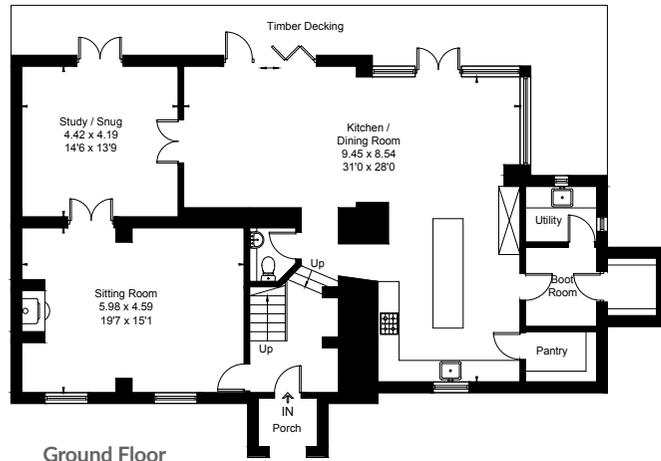
- Reception Hall
- 2 Reception Rooms
- Kitchen/Dining Room
- Utility and Pantry
- Study
- 5 Bedrooms
- 4 Bathrooms
- Underfloor Heating Throughout
- Detached Oak-Framed Garage Complex
- Off-Street Parking
- Beautifully Landscaped Gardens
- Large Rear Terrace
- Lawned Garden and Raised Vegetable Beds
- Council Tax Band C
- EPC Rating D



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



## Lower Hazlecote Cottages, Kingscote, Tetbury, GL8

Local Authority **Cotswold District Council**

Approx. Gross Internal Area = 249.4 m<sup>2</sup> / 2684 ft<sup>2</sup>  
 Garage = 26.8 m<sup>2</sup> / 288 ft<sup>2</sup>  
 Total = 276.2 m<sup>2</sup> / 2972 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.