



Lower Hazelcote Farm, Kingscote, Tetbury, GL8



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Breathtaking beauty, birdsong and so much more. Lovingly known as Lower Hazelcote this extraordinary house and garden have been impeccably restored to create the perfect family home. Sitting in an unspoilt valley with uninterrupted views of meadows and forests the property offers just the perfect balance of living accommodation and land with the gardens extending to about 1.2 acres. As well as the main house there is a coach house and a Grade II listed tithe barn; both ripe for conversion to provide ancillary entertainment space and guest accommodation for which a planning pre-application already exists (19/04341/PAYPRE).

Entering through a beautiful reception hall the ground floor offers three reception rooms, study, conservatory, country-style kitchen, utility room and an impressive full-height cellar. The top two floors of the house provide five bedrooms and four bathrooms (two en-suite) as well as a further attic reception room which makes a perfect children's play room.

The house is approached by two drives and as well as the stunning semi-walled garden there is the most magical orchard with spring-fed stream fondly known as the 'Dingley Dell' which is an absolute haven for the kids.

Tetbury 3.5 miles, Kemble Station 11 miles (Paddington 75 min), Cirencester 14 miles, M5 (J13) 9 miles, M4 (J18) 13 miles, Bath 22 miles, Bristol 26 miles. All times and distances are approximate.







- Four Reception Rooms
- Conservatory
- Kitchen Breakfast Room
- Study
- Five Bedrooms
- Four Bathrooms
- Garden Approx 1.2 Acres
- AONB
- EPC: F
- Council Tax Band: H
- Services: Mains Water, Oil, Private Drainage
- Freehold









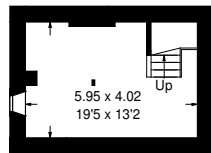
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Local Authority **Cotswold District Council**

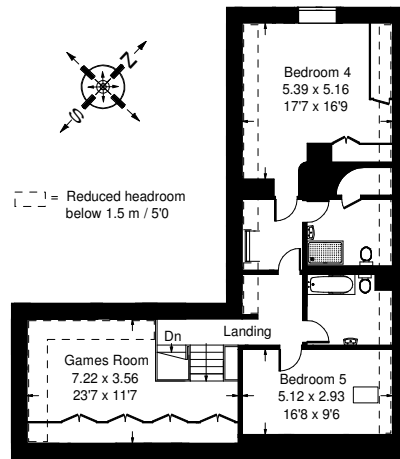
Approx. Gross Internal Area = 415 m² / 4467 ft²

Outbuildings = 527 m² / 5673 ft²

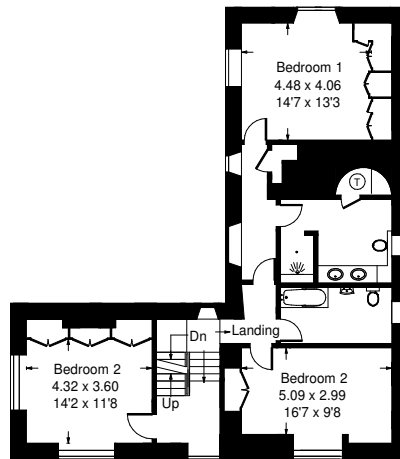
Total = 942 m² / 10140 ft²



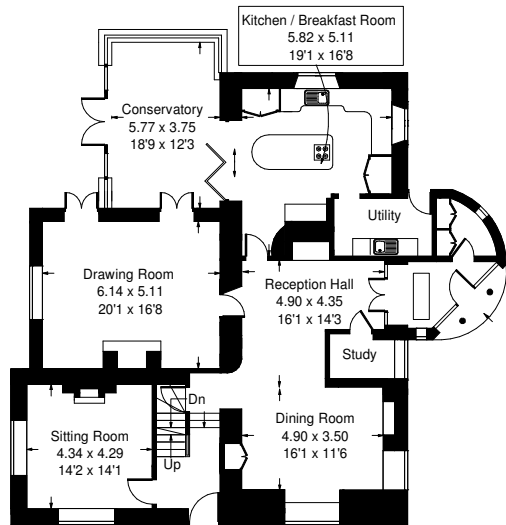
Cellar



Second Floor



First Floor

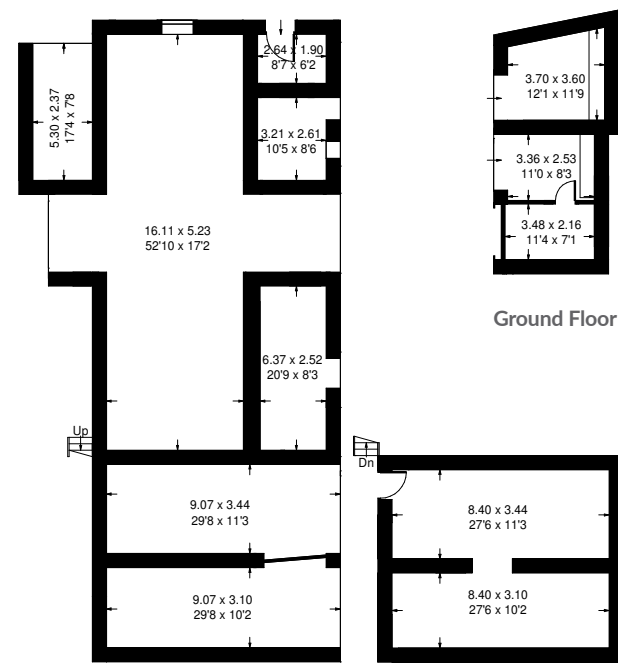


Ground Floor



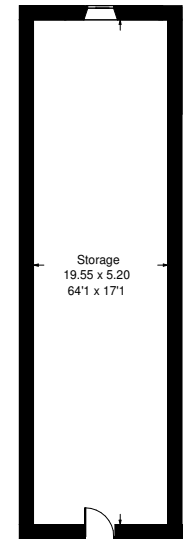
--- = Reduced headroom below 1.5 m / 5'0"

Outbuildings (Not shown in actual location)

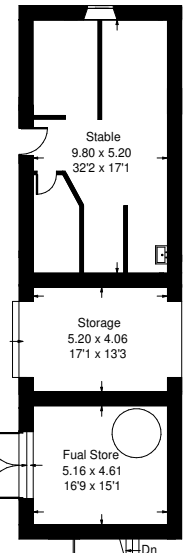


Ground Floor

First Floor



First Floor



Ground Floor



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.