



THE OLD RECTORY

Beverston, Tetbury, Gloucestershire



AN ATTRACTIVE GRADE II LISTED GEORGIAN COUNTRY HOUSE, FORMERLY A RECTORY

Positioned in fabulous mature gardens and grounds on the edge of a popular Cotswolds village near Tetbury.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Study | Dining room | Garden room | Kitchen/breakfast room | Utility/boiler room | Boot room | WC | Wine cellar

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms | Bathroom

Second Floor: Two further bedrooms | Nursery/bedroom | Bathroom

Garden and Grounds: Outbuildings including wood store, potting shed & WC | Summer house | Greenhouse | Stables | Tennis Court | Triple garage

Cottage with two bedrooms | Bothy with a bedroom

In all about 4.05 acres

Distances: Tetbury 2 miles, Nailsworth 6 miles

Kemble Station 9 miles (Direct train service to London Paddington from 72 mins)

Bath 22 miles, Bristol (City Centre) 28 miles

(All distances and times are approximate)

LOCATION

The Old Rectory is positioned on the edge of the village in a private setting with good accessibility to the surrounding market towns and villages. The area has the benefit of a range of excellent amenities, making the location an extremely convenient place to live and enjoy.

Situated within the Cotswolds Area of Outstanding Natural Beauty, Beverston is a quintessential Cotswold village of historical significance, which blends natural beauty with architectural character. With access to scenic countryside walks and views, the village has a strong sense of community with a mix of longstanding residents and a range of generations. Its rich heritage includes Beverston Castle, a well-preserved ruin of a significant Norman fortress constructed in 1229 by Maurice de Gaunt and a Grade II* listed Norman church, dating back to the 12th century, nestled in a pretty rural setting behind the Castle a short walk from The Old Rectory.

The village hall is a traditional former schoolhouse, serving as a hub for local events and gatherings.

The village's proximity to Tetbury provides convenient access to amenities, including boutique shops, antique stores, cafés, restaurants, artisan bakery, butcher and essential services such as schools, doctors' surgery, community hospital, gym and a supermarket.

Nailsworth is also nearby and rivals Tetbury with its offering of amenities and services. It is also host to Beaudesert Park School, a well-regarded prep school.

Other nearby regional centres include Bath and Bristol.

Communications are an important benefit to The Old Rectory with convenient access to the M4 motorway (east/west) at junction 18 via the nearby A46. The M5 (north/south) is also easily accessible. Kemble Station is about 9 miles with direct trains to London Paddington.



Popular private schools in the area include Westonbirt, Beaudesert Park, Rendcombe College, St Mary's Calne, Cheltenham College, Cheltenham Ladies' College, Clifton College and Kingswood.

Leisure, sporting and cultural activities include theatres in Bath and Bristol, horse racing at Bath and Cheltenham, Polo at Beaufort Polo Club (Westonbirt), Golf at Minchinhampton, Rugby at Bath and Gloucester, International Horse Trials at Badminton. There is a range of field sports in the vicinity.

THE OLD RECTORY

Situated adjacent to St Mary's Church and Beverston Castle, The Old Rectory is an integral part of Beverston's architectural heritage and is listed Grade II of architectural importance.

The house is constructed of stone and render beneath a stone tiled roof and owing to its Georgian origins there is a good degree of symmetry with large sash windows. Inside, there are numerous architectural features giving the house its character and charm. Just to mention a few items including stone and hardwood floors and feature fireplaces.

The property has been in the same family since 1968 and the current custodian has improved and maintained the entire property with a high degree of passion and enthusiasm over the years. The Old Rectory has been a fabulous and enjoyable family home for over 57 years.

The property, which extends to about 4 acres in all, comprises an impressive former Rectory as the principal house, two bedroom cottage and a one bedroom bothy, all within a wonderful setting of mature gardens and grounds on the edge of a popular village.

Approached via a sweeping gravel drive, flanked by parkland railings and Horse Chestnut trees, the house can be glimpsed alluringly before arriving at a pretty turning circle and parking at the front of the house.





The house is entered via the front door to a reception hall, off which the principal reception rooms are positioned, providing a good range of well-proportioned accommodation for everyday family use and for entertaining.

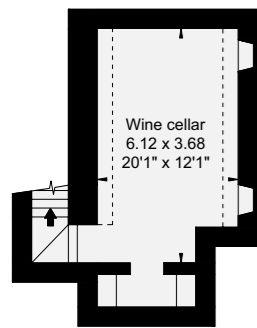
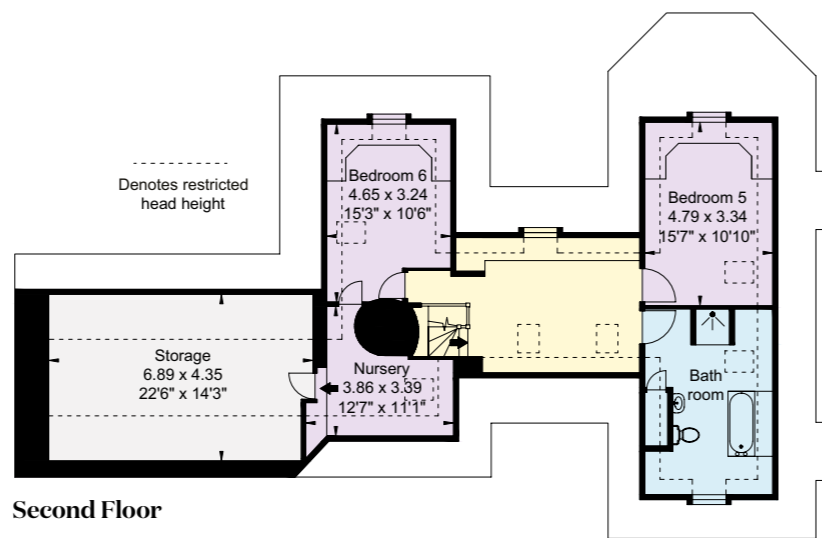
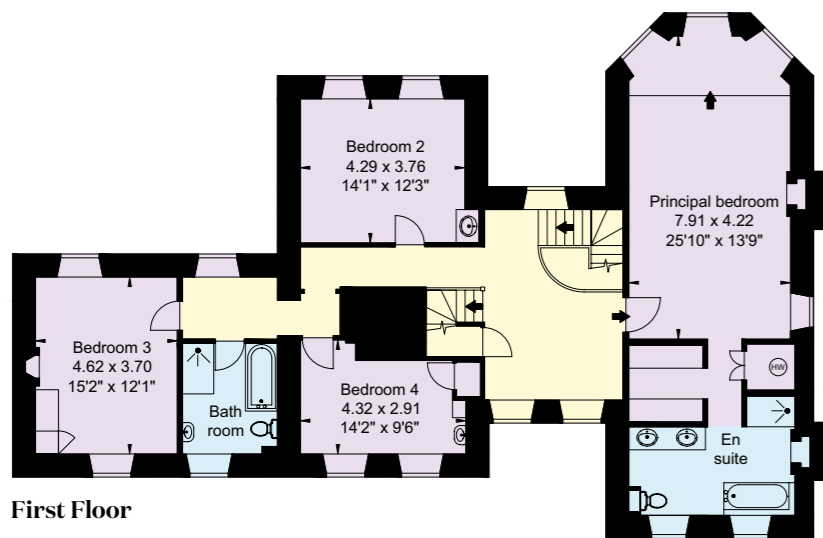
In brief and shown in detail by the floor plans enclosed, the accommodation comprises:

Downstairs: Reception hall, cloak room, drawing room, study, dining room, kitchen/breakfast room with glazed garden room (conservatory), utility room, boot room and accessed from outside is a wood store, WC and potting shed.

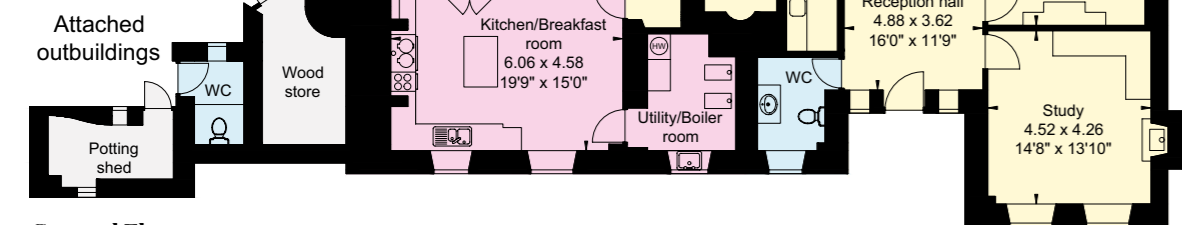
Upstairs, on the first floor: Large landing sitting area, principal bedroom suite with dressing room and bathroom, three further double bedrooms and a family bathroom.

On the second floor: With a large landing come play/study area, leading to two/three bedrooms with a large bathroom and a storage attic.





Cellar



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
House: 483 sq m (5,200 sq ft)
inc. attached outbuildings

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.



GARDENS AND GROUNDS

Outside, it is clear to see the gardens and grounds have been tended to with love and passion. The gardens are beautifully maintained and are arranged in compartments from the front gardens around the drive and turning circle, to the water garden, main lawn area with its well-stocked herbaceous and flower borders to the rear aspect of the house, including a summer house. Additionally, there is an orchard and tennis court. To the front of the house is an area of pastureland, beautifully fenced with parkland rail and bounded with drystone walling and mature trees.





COTTAGE AND BOTHY

There is a substantial cottage in the grounds with a large kitchen/dining room, sitting room, downstairs loo with shower, two bedrooms and a bathroom.

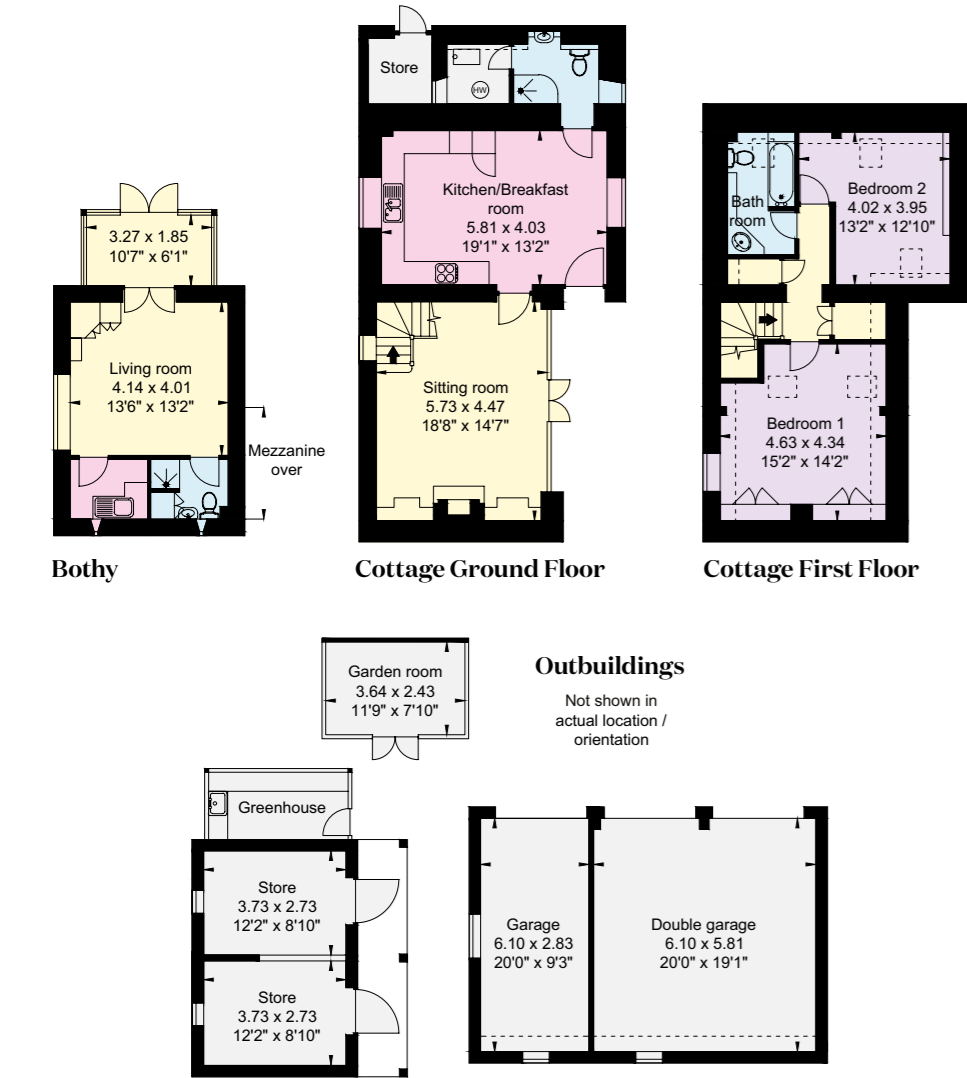
The Bothy is a characterful, informal dwelling with an outer porch for boots and coats/storage, living area, kitchenette, shower room and a mezzanine bedroom.

OUTBUILDINGS

Adjacent to the cottage is a period building with 2 stables and a greenhouse attached. There a stone, purpose-built garage with three bays (one enclosed) and space above for further potential with appropriate planning permission



The Bothy



Approximate Gross Internal Area
Cottage: 115 sq m (1,240 sq ft)
Bothy: 31 sq m (334 sq ft)
Outbuildings: 93 sq m (1,002 sq ft)

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PROPERTY INFORMATION

Tenure: Freehold.

Services: Oil fired central heating, mains water, mains electricity, private drainage, Gigaclear fibre optic broadband in place.

Heritage: Grade II Listed

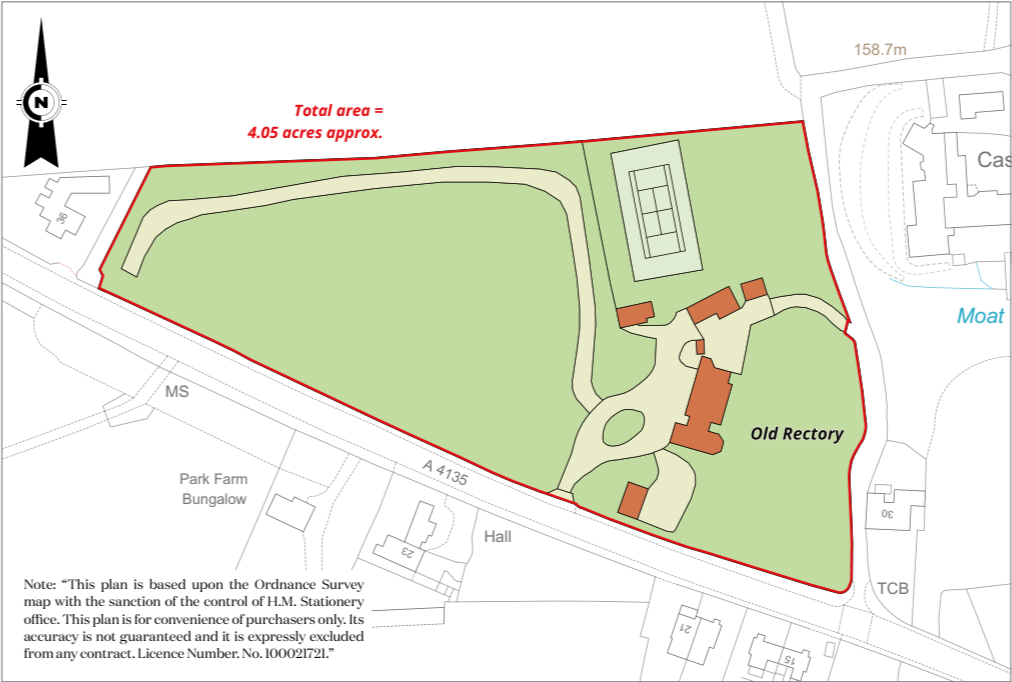
EPC: E

Council Tax: Band H

Postcode & Directions: GL8 8TT

What3Words: ///regulate.district.receiving

Viewings: Strictly by appointment with the sole selling agents, Knight Frank LLP.



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