

hunter  
french



The Spinney, Bagpath, Tetbury, Gloucestershire, GL8 8YG

A rare and exciting opportunity to acquire a detached property with vast potential, situated in one of the area's most picturesque valleys.

The Spinney, aptly named, sits within a collection of mature trees and occupies an elevated position at the head of the Ozleworth Valley, in the sought after hamlet of Bagpath. The property is understood to have been built in the 1970's and is a detached home built in reconstituted brick under a Cotswold stone tiled roof with accommodation extending to 1621sq.ft. The property and surrounding grounds have been a much-loved home for over forty years, and now boast an enormous level of scope to update, enlarge, or even replace the dwelling, subject to the relevant permissions.

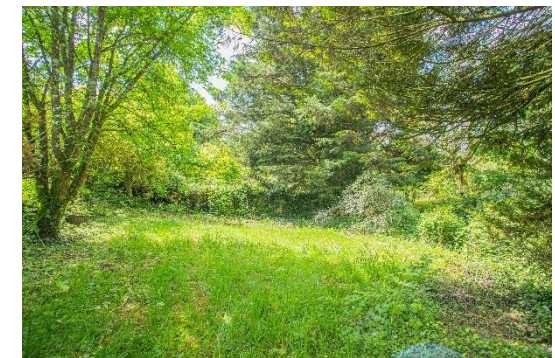
The current accommodation is split across two floors. The ground floor consists of an entrance hallway with four well-proportioned, versatile rooms along with a bathroom and kitchen. Three of the rooms would work as either reception rooms or bedrooms and two benefit fitted storage. The principal of the ground floor rooms has a focal fireplace with a wood burner inset and a large picture window overlooking the garden. The kitchen sits to the rear of the property with access into a lean-to garden room.

A staircase leads up to the first floor which offers a further three bedrooms and another bathroom.

Externally the property sits within c.0.75 acres of grounds and is approached via a tree lined driveway from the no-through lane into the hamlet. There is a tiered garden that wraps around the property itself including a patio area and stone steps that drop down to another tier where a grassed area is found. There is a stone-built outbuilding at the foot of the driveway, that also boasts great potential for a variety of uses, as well as a number of timber outbuildings dotted around the plot. The whole site catches glimmers of the valley beyond it, and with some maintenance throughout, would open up this impressive view even more.

We understand the property is connected to mains water and electricity. The sewage is via a septic tank accessed by the neighbouring property. The central heating is fired by oil. Council tax band – E (Cotswold District Council).

EPC – F(25).



Bagpath is a charming, rural hamlet sat within the Cotswold AONB, and there are a truly fantastic collection of countryside walks assessable from the doorstep of the property. The historic market towns of Tetbury, Wotton-under-Edge & Nailsworth are all within very easy reach for essential amenities and high streets full of independent cafes and boutiques. The renowned Calcot Manor & Spa is just over two miles away which offers membership for both gym and spa facilities.

The area is well known for its fantastic selection of private, state and grammar schools, in both primary and secondary education.

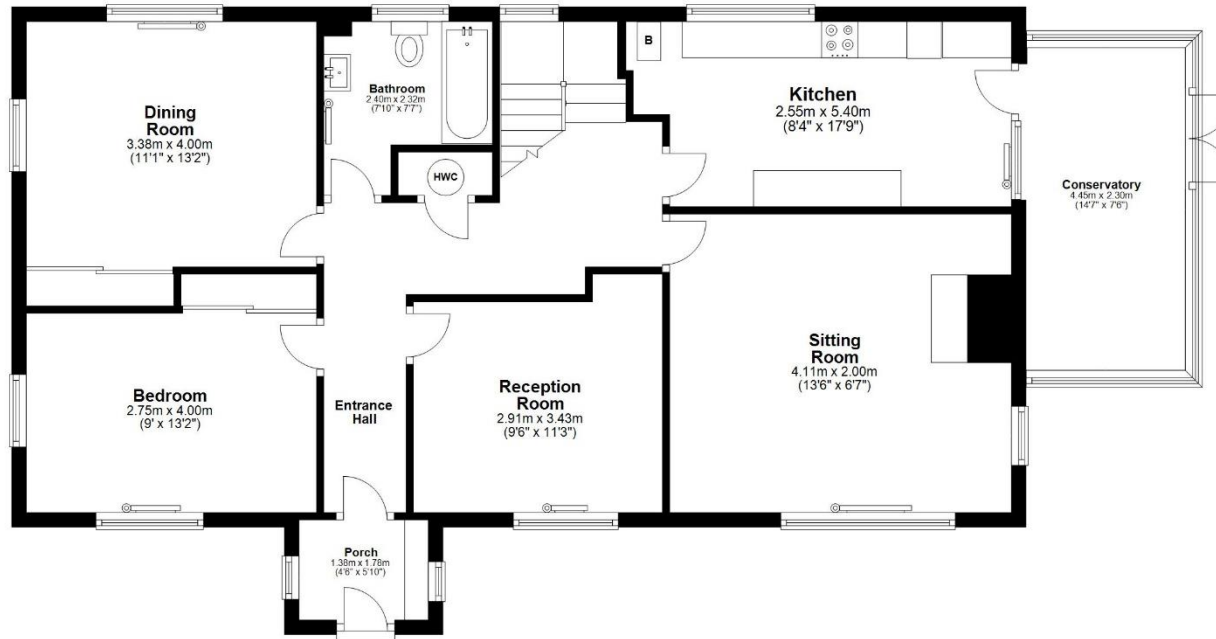
Kemble & Stroud stations are the nearest providing rail services direct to London Paddington, the former a mainline to London Paddington.

## Offers in Excess of £700,000



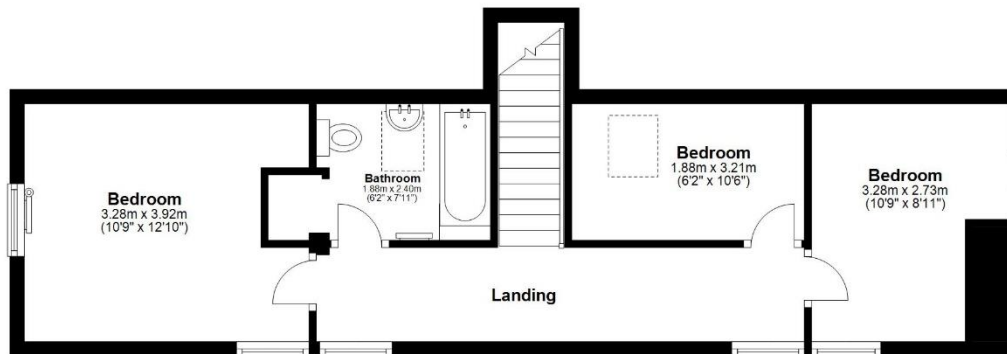
## Ground Floor

Approx. 105.2 sq. metres (1132.1 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 150.7 sq. metres (1621.8 sq. feet)



Tetbury Office  
2 London Road  
Tetbury  
GL8 8JL

Town and Country Specialists

01666 505068  
tetbury@hunterfrench.co.uk  
www.hunterfrench.co.uk

