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Crossroads, Shipton Moyne, Tetbury, GL8 8PZ



Accompanied by a generous garden and paddock reaching three acres (approx.), an attractive Cotswold stone home on the outskirts of a desirable Tetbury village.

Crossroads has been home to the current owner since the 1990's and provides a truly unique detached home with enormous scope within the sought-after village of Shipton Moyne. The property was sympathetically extended by the current owner in 2000/2001 and today stands as a well-proportioned home of just over 2000sq.ft of accommodation that is set across two floors. Externally there is a detached outbuilding that combines both a workshop and garage, along with a paddock that has independent vehicle access and a timber-built shelter.

The accommodation is commenced via the front door that leads into the entrance hallway. Here there is a solid oak floor that runs throughout and continues into the adjacent reception room that provides both sitting and dining areas. This is a beautifully light filled room from its quadruple aspect, which also includes French doors opening onto the garden. There is a centrally positioned, focal open fireplace that has a solid wooden surround and mantel. Walking back across the hallway passes a handy boot room, which has a further door to the gardens and houses the oil-fired central heating boiler, before reaching a second reception room. This space creates a natural study with a three-bay window that looks out to the front lawn. Beyond the study is a rear hallway with a handy utility and cloakroom with W.C to one side, along with a door to the kitchen on the other. The kitchen is a well-proportioned room with another focal fireplace to one end, two windows running along the side elevation of the property and an original turned staircase is found to one corner with a useful store cupboard underneath. A collection of base units and a wall cupboard are fitted to one side of the room and provide space for an electric cooker and under-counter fridge.

The first floor of the property comprises three principal bedrooms, but there are two further rooms that could be utilised as occasional bedrooms, a nursery or further home offices to suit the new owner's needs. With some re-configuration and subject to the relevant permissions, the first floor could be re-designed. The three principal bedrooms are all of double proportions and one has a shower and basin fitted. The accommodation is completed by a family bathroom that has a bath, wash basin and W.C, along with a fitted airing cupboard that houses the hot water cylinder.

Externally the property occupies a peaceful location along a country lane to the northern side of Shipton Moyne. There is a Cotswold stone wall that runs the majority of the property and paddock, and within the garden there are a selection of specimen trees, well-stocked produce beds with a greenhouse and the remainder is laid to lawn. A gated driveway enters in from the road where a generous level of off-street parking is found beside the garage and workshop.





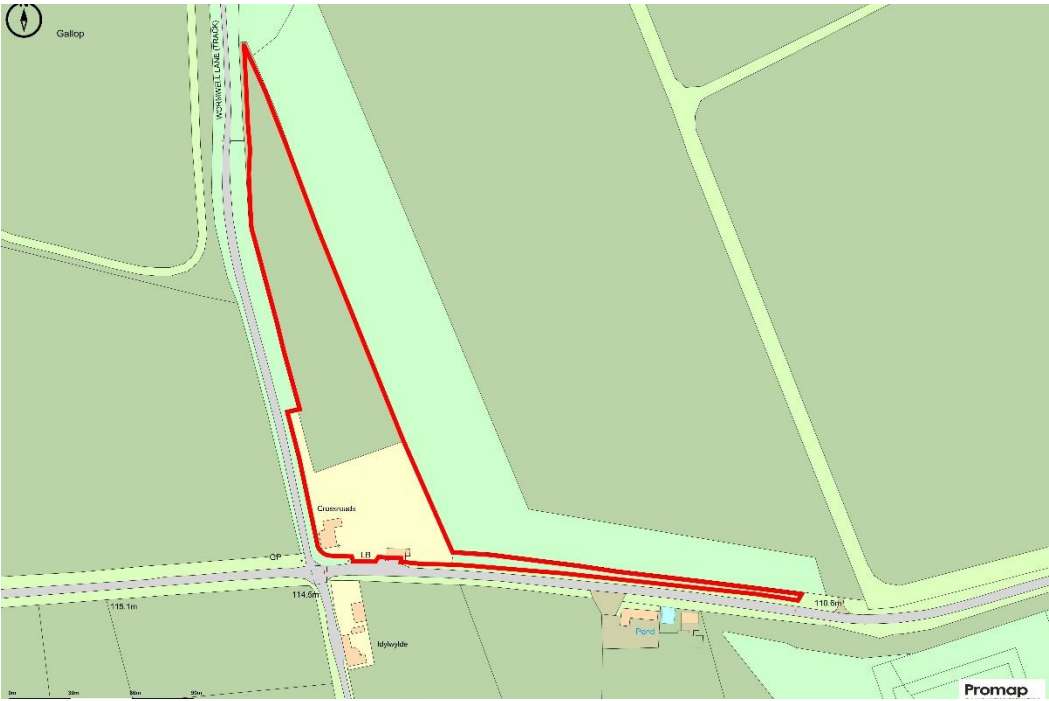
The paddock is bounded by post and rail fencing with a vehicular access to the lane, it benefits a water supply and a timber framed field shelter. In all the grounds reach just shy of 3 acres.

The property is connected to mains electricity and water. Central heating is fired by oil. Drainage is via a private cesspit. The property is freehold.

EPC – E (46)

Shipton Moyne is a charming and attractive village situated just c.2 miles south of Tetbury. The village boasts social community centred around a popular public house, church and village hall. The surrounding Cotswold countryside is fantastic for local walks. For further amenities, both Tetbury and Malmesbury offer supermarkets, independent High Street stores and both primary and secondary schools. Kemble station, a mainline to London Paddington, is just c.10 miles North of the village.

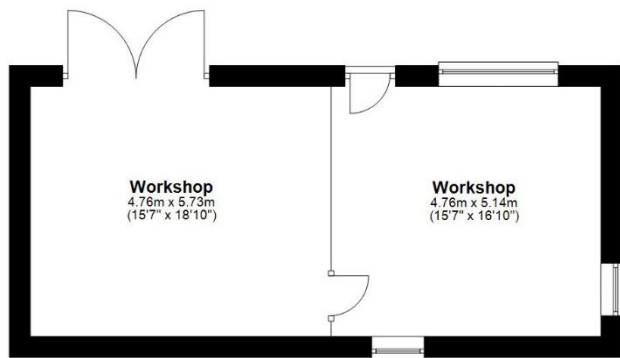
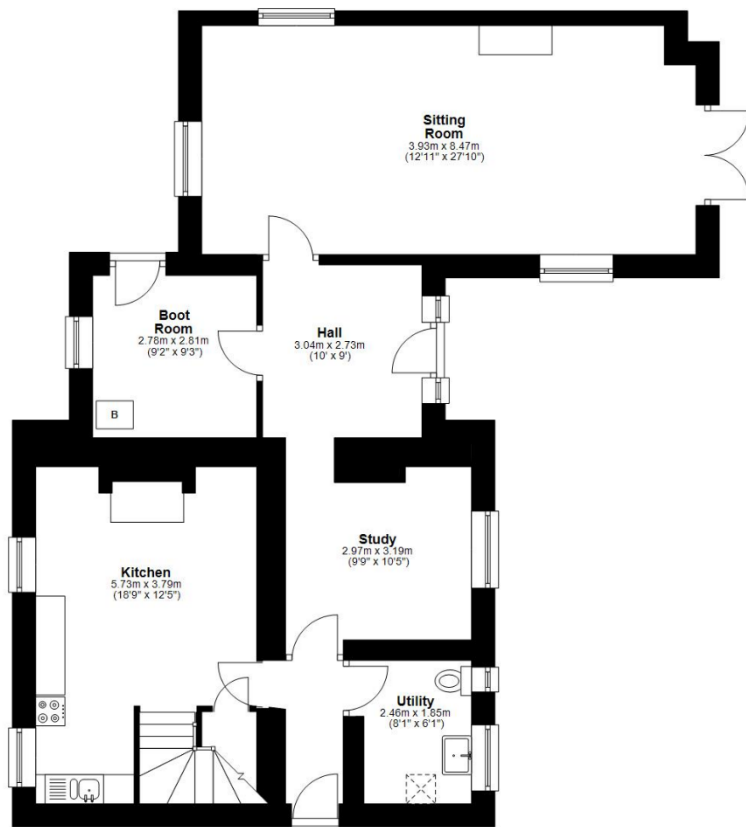
Guide Price £1,100,000





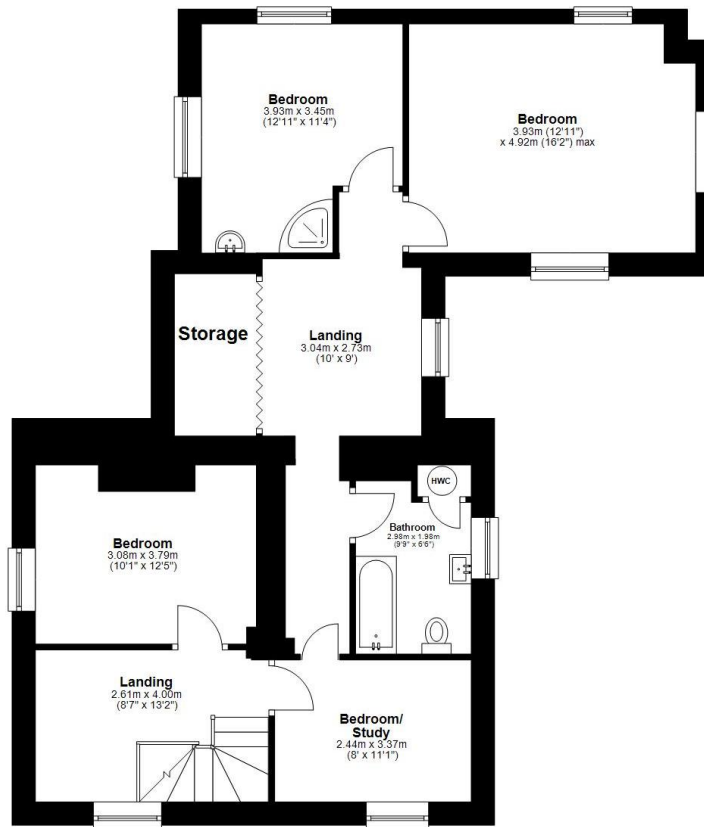
## Ground Floor

Main area: approx. 96.8 sq. metres (1041.8 sq. feet)  
Plus outbuildings: approx. 51.7 sq. metres (556.7 sq. feet)



## First Floor

Approx. 91.0 sq. metres (979.8 sq. feet)



Main area: Approx. 187.8 sq. metres (2021.6 sq. feet)  
Plus outbuildings: approx. 51.7 sq. metres (556.7 sq. feet)



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