

PARK END

KINGSCOTE



Park End, Kingscote, Tetbury, Gloucestershire, GL8 8YN

THIS DELIGHTFUL PERIOD HOME OFFERS A PERFECT BLEND OF TRADITIONAL CHARM AND MODERN COMFORT WITH AN EXTERIOR THAT EXUDES CHARACTER AND ELEGANCE AND ACCESS TO THE NEARBY COTSWOLD WAY.

Entrance Hall, Kitchen, Dining Room, Sitting Room, Utility Room, 3 Bedrooms, En-suite Bathroom, Shower Room, Double Garage, Gated Parking, Gardens, Views.

£875,000

DESCRIPTION

Situated on the outskirts of the pretty Cotswold Village of Kingscote, Park End stands alone behind private gates, with open countryside to three sides. Despite its semi rural feel, the property is ideally situated for access to the A46/M4 corridor or just a short commute to Kemble station with access to London Paddington. Originally constructed of Cotswold Stone, the detached cottage has been beautifully maintained by the current owners. Many features remain, including a most charming doorway in to the entrance porch, fireplaces and beams in the master bedroom. As illustrated on the floorplan, the accommodation is located over two floors and comprises; fitted kitchen with built in dishwasher, oven and hob together with a range of storage units, utility room, dual aspect sitting room with wood burning stove and a dining room also with wood burner. On the first floor there are three lovely double bedrooms, all with built in wardrobes, the master with an en-suite bathroom; together with a separate WC and shared shower room with walk-in shower. Externally, lovely well stocked gardens are located to the front and side of the house/garage with social seating areas and an array of storage including a double garage, wood store, summer house and greenhouse. A useful 'Gardeners WC' is located to the rear of the house. Behind the gated entrance, the property offers an array of parking for several vehicles as well as gated access directly on to lovely walks.

DIRECTIONS

From our Minchinhampton office proceed onto the Common and down the hill to Nailsworth and at the mini roundabout, turn left towards Bath. Follow the A46 for circa 4 miles until the traffic lights by the Calcot Hotel and Spa. Turn right at the traffic lights onto the A 4135 for Dursley. After passing the house immediately on the corner of the cross roads, Park End is the next house located a short distance along on the right hand side.

LOCATION

The nearby village of Kingscote is an archetypal pretty Cotswold gem with a historic Norman church and a popular pub. An ideal location for commuting to Bath and Bristol, the M4 and M5 motorways are easily accessible and the village is located equi-distance between the two popular market towns of Tetbury and Nailsworth. Located just outside of the village, Park End is just a short walk from the village church, and two public houses. The property is surrounded on two sides by open countryside and offers a plethora of country walks/hacks on the Cotswold Way. Well located for good schools, Beaudesert Park, Westonbirt, Wycliffe, Stroud High and Marling are all easily accessible. London is under 2 hours by road and circa 70 minutes by rail from Kemble Station (near Cirencester). Tetbury is a lovely old market town, which grew up around the wool industry and now offers excellent shopping and places to eat, as well as a Tesco supermaket. Calcot Manor with its Conservatory Restaurant and Spa is also within 5 minutes drive of Kingscote. There are numerous local attractions including the arboretum at Westonbirt and Beaufort Polo Club, with regular matches and events in the summer months.

TENURE	Freehold
EPC	EER: Current 50 / Potential 95
SERVICES	Mains Electricity and Water, Oil Central Heating, Septic Tank Drainage, Cotswold District Council Band E - £2556.82. Ofcom Checker: Broadband - Standard 9 Mbps Ultrafast 1000 Mbps, Mobile Networks - O2 and Vodafone

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

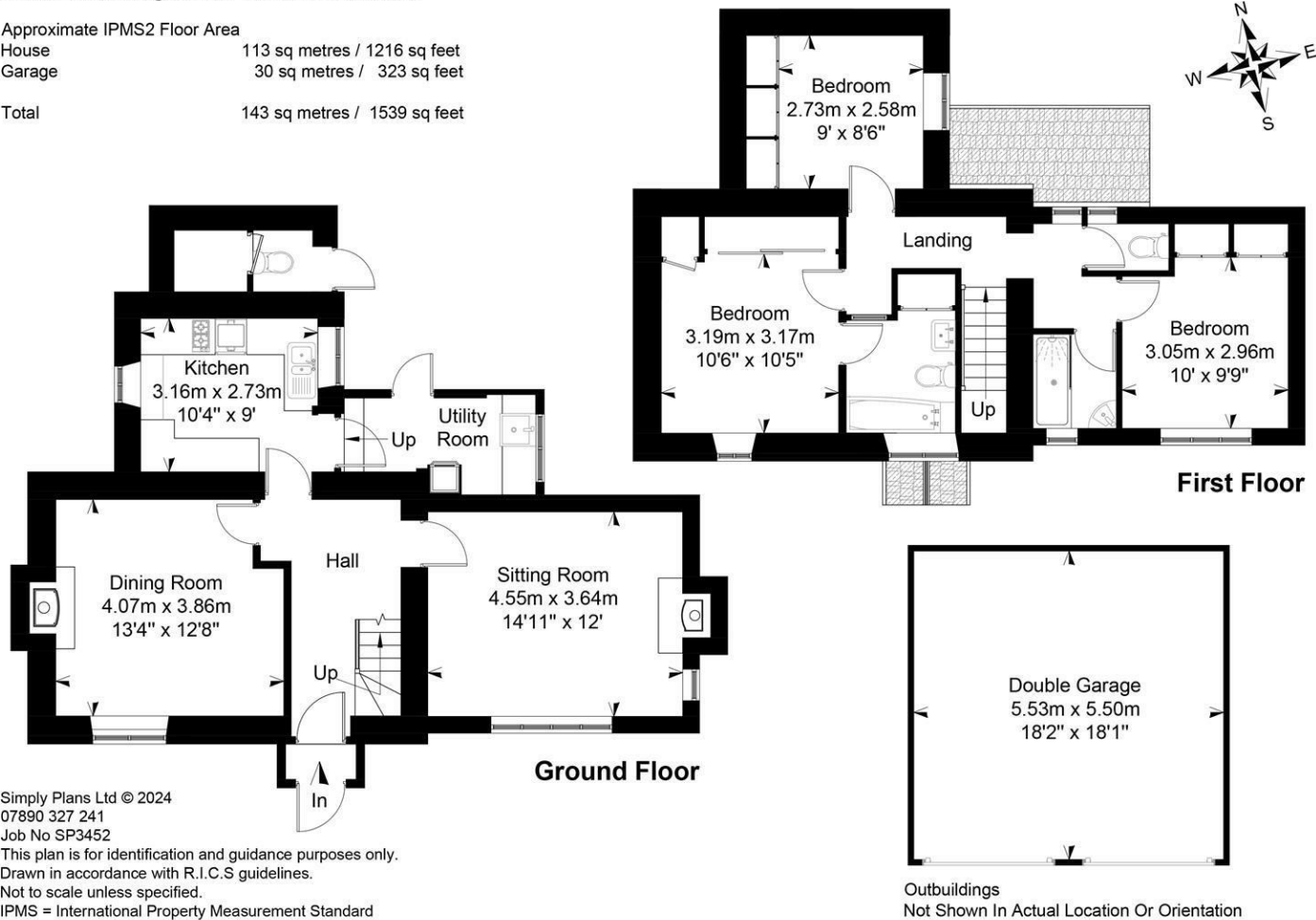
SUBJECT TO CONTRACT

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Park End, Kingscote, Gloucestershire

Approximate IPMS2 Floor Area	
House	113 sq metres / 1216 sq feet
Garage	30 sq metres / 323 sq feet
Total	143 sq metres / 1539 sq feet



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