



The Basley, The Street, Leighterton, Tetbury, Gloucestershire, GL8 8UN

Charming country cottage
Picturesque setting overlooking the village duck pond and surrounding countryside
3 bedrooms
Kitchen with vaulted ceiling
Reception room with wood-burning stove
2 bathrooms
Quintessential 'cottage garden'
Private off-street parking
Walking distance to the village pub
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £575,000

Approximately 1,006 sq.ft

‘Enjoying a peaceful, picturesque setting beside the village duck pond and overlooking farmland, this semi-detached period cottage is an idyllic country retreat’



The Property

The Basley is a very pretty semi-detached period cottage situated within a very pleasant and peaceful position in the Cotswold village of Leighterton sitting beside the picturesque village duck pond adjoining quiet leafy country lanes and overlooking fields. The cottage has an abundance of charm and character throughout featuring exposed timber beams and a unique conical timber staircase rising through the three storeys. The accommodation extends in all to 1,006 sq.ft. and requires general updating offering the new owners great scope to put their stamp on this idyllic country cottage.

The cottage has a lovely approach through its delightful garden leading to a porch. The porch adjoins the kitchen which boasts impressive high-vaulted ceilings and a charming curved arch window at the focal point. An inner hallway has a side access in from the lane and a Saniflo WC off. The reception room is dual-aspect including

French doors flowing out to the garden, while a wood-burning stove creates a cosy atmosphere. On the first floor, there are two bedrooms comprising a double and a small single suited for an office or nursery. There is a shower room located on the first floor. The main bedroom occupies the entire top floor and is a particular feature boasting a beautiful beamed ceiling. The bedroom suite layout incorporates a dressing area, fitted storage, and an en-suite bathroom.

A five-bar gate opens to an off-street parking area located at the foot of the garden where there are outstanding far-reaching views over the adjoining countryside. The south-east garden is a quintessential 'cottage garden' vibrant with well-stocked flower beds bordering lawns. Within the garden there is a timber shed and a summerhouse.

Situation

Leighterton is an excellent rural village situated equidistance between Tetbury and

Wotton-under-Edge. The village has a pretty church, duck pond and popular primary school, Royal Oak pub and new farm shop. Both the market town of Tetbury and Wotton-under-Edge have a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centres. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. The village is surrounded by beautiful Gloucestershire countryside with a wide range of footpaths and bridleways. The renowned Westonbirt Arboretum is a 5 minute drive away along with Westonbirt Golf Course. Both the M4 and M5 are easily accessible for commuting to Bath, Bristol, Gloucester and the South West. Kemble Station has regular services to London Paddington (75 minutes).

Additional Information

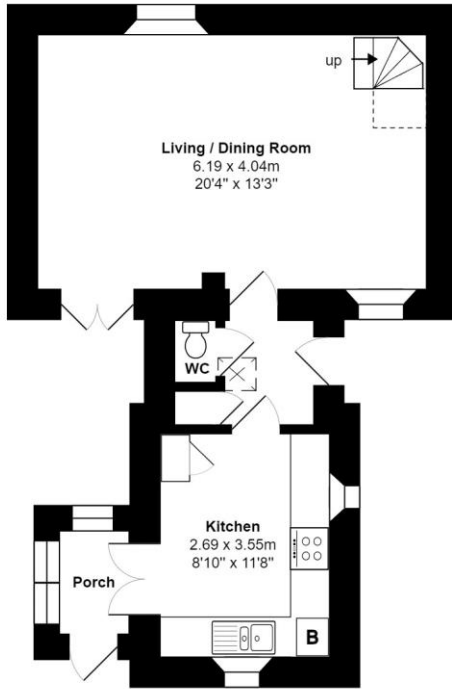
We understand the property is Freehold with

oil-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Ultrafast broadband is available with Gigaclear available in the village and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band E.

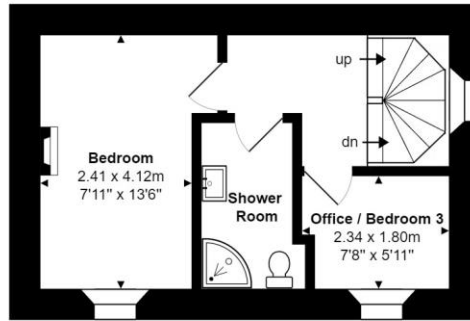
Directions

From Tetbury, follow the A433 towards Bath. Upon entering Knockdown, take the right hand turn at the crossroads signed towards Leighterton. Follow the lane to the village and locate The Basley as the first on the left hand side by the crossroad. Postcode GL8 8UN. What3words: ///legwork.equipping.repayment

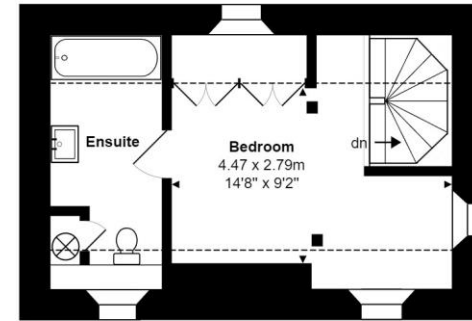




Ground Floor



First Floor



Second Floor

Total Area: 93.7 m² ... 1009 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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