



Gable Cottage, Sopworth, Wiltshire, SN14 6PS



Substantial period cottage  
Family sized accommodation with annexe options  
3 reception rooms  
5 bedrooms, 3 bathrooms  
Updated kitchen/dining room  
Wraparound mature garden  
Private off-road parking  
South-after peaceful Cotswold village setting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £900,000**

Approximately 2,545 sq.ft

‘Set within a peaceful Cotswold village, this substantial characterful period cottage offers generous family sized accommodation with annexe options’

## The Property

Gable Cottage is a substantial semi-detached period cottage situated in the heart of the tranquil Cotswold village of Sopworth. Dating back to the 1800s, the cottage has been sympathetically extended and offers versatile, characterful accommodation of around 2,545 sq.ft.

The generous accommodation includes three reception rooms on the ground floor plus a fantastic open plan kitchen/dining room at the heart of the home. The living room is dual-aspect with two sets of French doors opening to the surrounding gardens and also benefits from a wood-burning stove. The kitchen/dining room has been updated with a range of country style timber units and features charming character including exposed beams and a large inglenook fireplace. Completing the ground floor, there is an entrance hall, utility room, and WC. At the rear, there is an additional room currently used for storage which requires renovation and has scope for a boot room, downstairs shower room, or home office. Upstairs across two staircases,

there are five bedrooms and three bathrooms. The main bedroom has both an en-suite and dressing room.

The whole property is currently designed as a large family home whilst the flexible layout also offers annexe options and was previously used as a successful Air BnB. The southerly wing of the house can be utilised as a wholly self-contained annexe with the utility room providing a kitchen beside a reception room, and the two bedrooms upstairs served by a bathroom. Within this configuration, the annexe benefits from its own private entrance and rear garden.

Externally, Gable Cottage sits within mature wrap-around gardens enclosed by well-established hedging and stone walls. Predominantly landscaped over two terraces, the gardens are laid mostly to lawn with patio areas off the living room and sitting room. There is a gravelled off-road parking area for two cars accessed from Church Lane.



## Situation

The pretty unspoilt Cotswold village of Sopworth is situated amidst some delightful countryside close to the Gloucestershire border in the heart of Beaufort Country. Sopworth is about 6 miles south west of Tetbury and 6 miles west of Malmesbury. The village, which is set close to the heart of the Badminton Estate, has many fine old houses and cottages, most of which will have formed part of the Estate at some point. As such the village is largely protected by the surrounding park and farmland. Within striking distance are popular villages such as Sherston, which has a wide range of amenities, Westonbirt with its excellent school and renowned arboretum, and Didmarton with a popular pub. For shopping, Tetbury provides two supermarkets, many antique shops and fine food outlets. Bristol, Bath and Cirencester are within 23, 19 and 18 miles respectively. The surrounding countryside provides a wonderful source of walks and opportunities to ride. Sopworth adjoins Badminton Estate, the home of the Duke of Beaufort and the venue of the Badminton Horse Trials. There is a golf course at Westonbirt

and an outstanding course at Minchinhampton.

## Additional Information

The property is Freehold with oil-fired central heating, mains water, electricity and drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band D.

## Directions

From Tetbury take the A433 towards Bristol for 5 miles then after the garage take the left hand turn just before Didmarton signed posted to Sopworth. Follow the lane to the village and locate the property on the left hand side just after Church Lane.

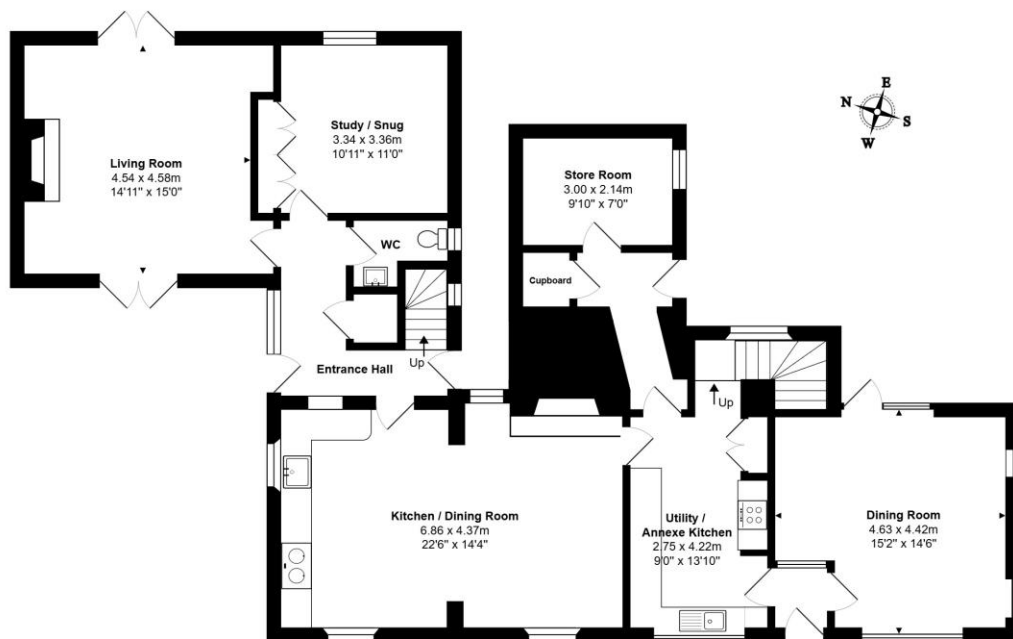
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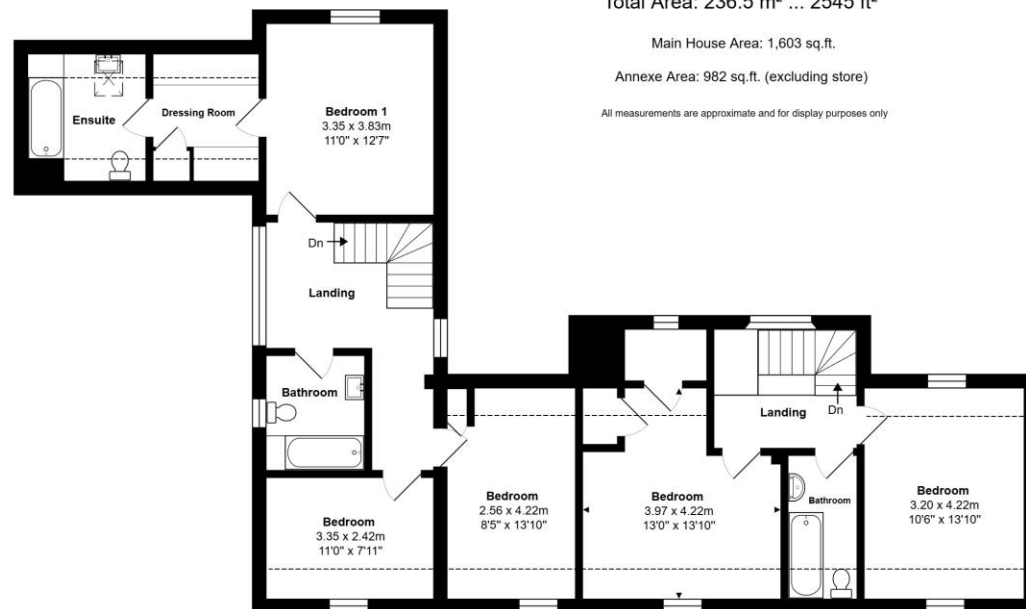








**Ground Floor**



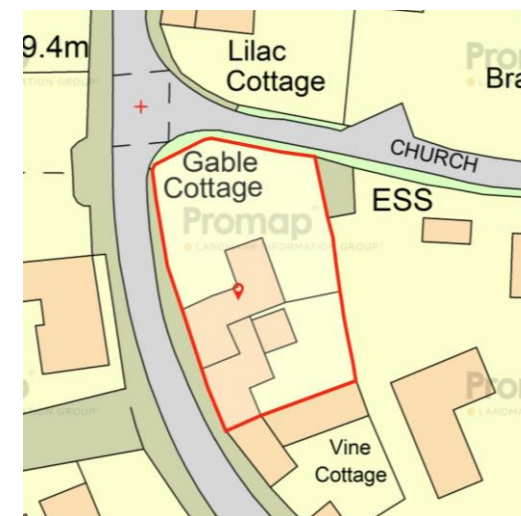
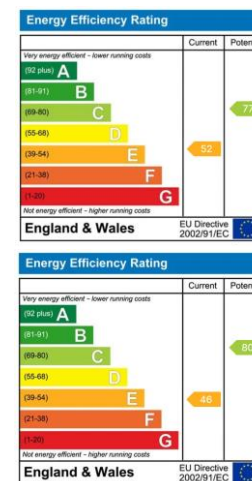
**First Floor**

Total Area: 236.5 m<sup>2</sup> ... 2545 ft<sup>2</sup>

Main House Area: 1,603 sq.ft.

Annexe Area: 982 sq.ft. (excluding store)

All measurements are approximate and for display purposes only



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