



Thistledown, Back Lane, Leighterton, Tetbury, Gloucestershire, GL8 8UL

Cotswold stone detached house
 Adjoining self-contained annexe
 4/5 bedrooms
 3 reception rooms in all
 Wonderful vibrant gardens
 Double garage with ancillary studio above
 South-facing 0.46 acre plot
 Peaceful Cotswold village setting
 Sunset views over neighbouring fields



Guide Price: £1,500,000

Approximately 2, 686sq.ft including annexe



‘A remarkable gabled Cotswold stone built detached family house with adjoining self-contained annexe plus double garage and workshops with studio over’

The Property

Thistledown is a beautiful Cotswold stone detached house situated in the peaceful rural village of Leighterton set within a fantastic plot approaching half an acre with beautiful gardens, an attached self-contained annexe and further useful outbuildings. The property is truly remarkable and a testament of the current owner's thoughtfulness and devotion who purchased the property as a modest small barn and subsequently built the attached house in the early 1990s using locally sourced reclaimed materials to meticulously replicate the build of a traditional period house with a very impressive attention to detail. The finished result is a exceptional house which one would assume has stood for centuries.

The main house offers around 2,000 sq.ft. of accommodation and comprises a spacious entrance hall, two reception rooms, a characterful kitchen/breakfast room, and four bedrooms upstairs with two bathrooms. The attached annexe, which was the original barn, offers a further 680 sq.ft of accommodation and

is fully self-contained with a kitchen/breakfast room, magnificent reception room with mezzanine above, bedroom and a shower room. The garden also has a private garden to the side.

Thistledown is positioned behind a five-bar gate which opens to a large gravelled parking area leading to the double garage. The garage has an adjoining workshop plus a greenhouse, potting shed and WC at the rear beside the vegetable garden. Over the garage there is further ancillary accommodation comprising a studio open plan kitchen/living/bedroom and shower room. The gardens have been utilised to their full potential incorporating a vibrantly stocked garden of perennials in front of the house, and in addition to the vegetable garden there is a lawned area beside an orchard, fruit cages, pond and a cut flower bed.

Situation

Leighterton is an excellent Cotswold village situated equidistance between Tetbury and Wotton-under-Edge. The village has a pretty church, duck pond, farm shop, and popular

primary school as well as the well-regarded Royal Oak pub. 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 fast commuter services to London Paddington (in as little as 69 minutes).

Additional Information

The property is Freehold with oil-fired heating via an underfloor heating system for the house and an electric underfloor heating system in the annexe and studio, mains drainage, electricity

and water. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band G.

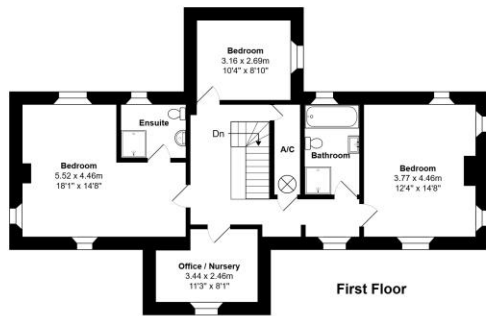
Directions

From the Royal Oak at the centre of the village, bear right into Back Lane and after the turning to Farm Lane, locate the entrance to Thistledown on the left hand side.

Postcode GL8 8UL

What3words: ///pronouns.paintings.cross



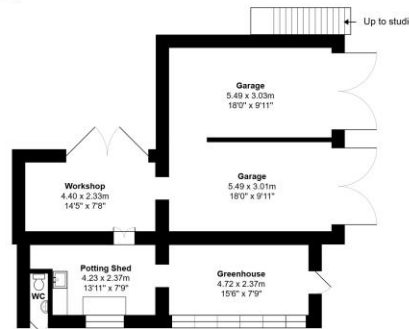


Total Area: 356.6 m² ... 3839 ft²
 Main House Area: 186.4 m.sq. ... 2006 sq.ft
 Annexe Area: 63.2 m.sq. ... 680 sq.ft
 Studio Area: 33.5 m.sq. ... 361 sq.ft.

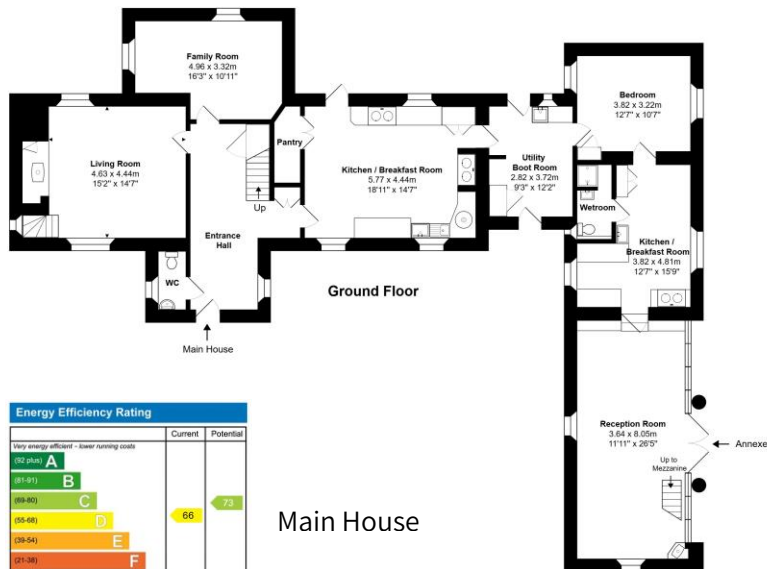
All measurements are approximate and for display purposes only



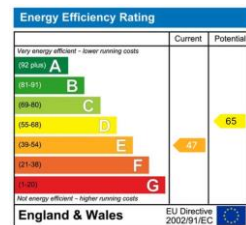
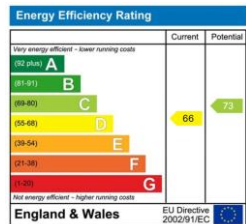
Studio Over Garage



Garage



Main House



Annexe



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