

**1 The Park, Kingscote, Tetbury, Gloucestershire, GL8 8XY**



Elegant period house  
Well-established private gardens of  
around 0.5 acres  
Picturesque views of the adjoining Church  
Well-proportioned accommodation  
2 reception rooms  
Refitted kitchen/breakfast room  
4 double bedrooms, 2 bathrooms  
Ample private parking  
Peaceful rural village setting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,175,000**

Approximately 2,855 sq.ft excluding attic



‘Set within well-established gardens of around 0.5 acres, this elegant period house is situated within the peaceful unspoilt village of Kingscote’

### The Property

1 the Park is an impressive period house set within delightful, generous and private gardens, situated in the heart of the quaint village of Kingscote with a quintessential English view of the neighbouring Church. The property, which was originally the Coach House to Kingscote Park, has been sympathetically extended in recent years and now provides spacious accommodation, arranged principally over two floors which extends to around 2,855 sq.ft. The whole house has a welcoming feel and the size of the two reception rooms with their high ceilings, makes it ideal for entertaining. Both of these principal rooms have fireplaces with wood burning stoves. At the hub of the house is the kitchen/breakfast room which opens directly onto a sunny entertaining terrace. Newly refitted kitchen features an AGA, peninsula unit and walk-in larder. On the first floor, there are four good sized double bedrooms (two with vaulted ceilings) and two bathrooms, one of which was recently updated as a shower room. The extension has been configured so that it could be used as a master suite with bedroom, dressing

room and en suite shower room. A large landing area is currently used as a study but could be converted to form an additional bedroom if required. On the second floor, there is a small room and access to the attic.

The extensive gardens are a major feature and extend to around half an acre enjoying lovely views to the church and benefitting from a high degree of privacy. The gardens are divided into separate 'rooms' creating an idyllic setting for the house with lawns, a kitchen garden, wooded area and strategic sun terraces. A large patio terrace adjoins the side of the property complete with a sheltered cover enabling the area to be enjoyed in all-weather types. Within the garden there are two sheds, one with power, and a greenhouse also with power connected. To the front of the house is a gravelled driveway and private parking area for several cars.

### Situation

Kingscote is a pretty Cotswold village within easy reach of Tetbury (4 miles) and 4.5 miles away

from Nailsworth. This small village is named after the Kingscote family from the 12th century and has a St. John's Church, an active village hall, and the Hunters Hall Inn located on the edge of the village. The village is surrounded by unspoilt countryside within an Area of Outstanding Natural Beauty. Nearby Tetbury is a thriving and historic market town offering a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Conveniently located less than half an hour from both the M4 and M5 motorway, the property is also within easy reach of Wotton-under-Edge, Stroud, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum, as well as Westonbirt Prep and boarding school, and King Charles' Highgrove Estate. There is good access to nearby Kemble or Stroud train station which provides regular fast services to London and other regional centres.

### Additional Information

We understand the property is Freehold with oil fired central heating, private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Ultrafast broadband is available and there is limited 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

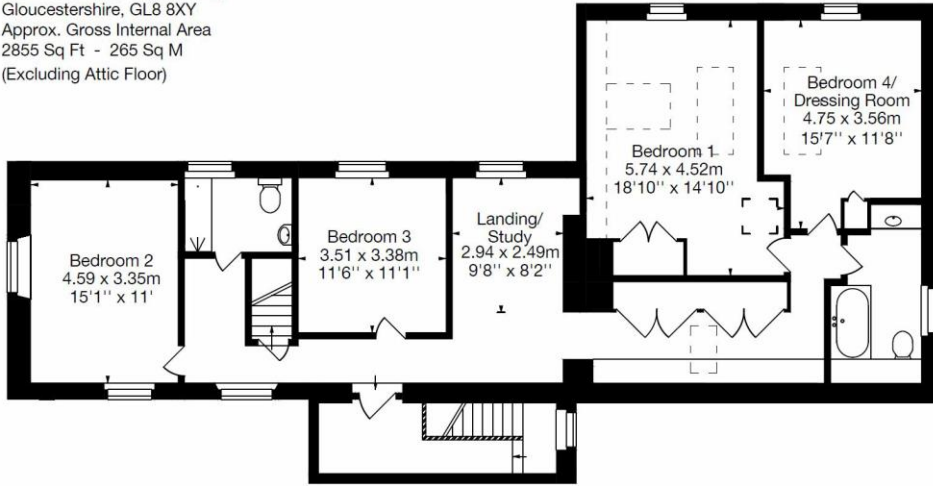
From Tetbury, follow the A4135 towards Wotton-under-Edge. Proceed through Beverston and straight over the traffic lighted crossroad. By the Hunters Hall Inn, take the right hand turn into Kingscote. Proceed into the village following the lane and passing the church, then locate the property on the right hand side.  
Postcode GL8 8XY  
What3words: ///carbon.hedge.president



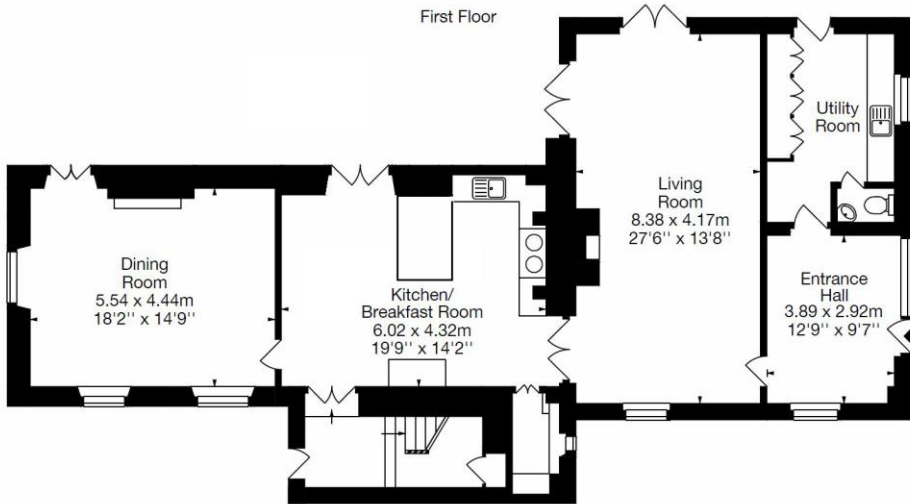




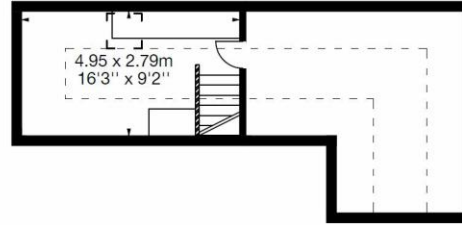
1 The Park Kingscote Tetbury,  
 Gloucestershire, GL8 8XY  
 Approx. Gross Internal Area  
 2855 Sq Ft - 265 Sq M  
 (Excluding Attic Floor)



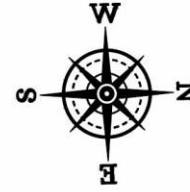
First Floor



Ground Floor



Attic Floor



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+)	
<b>A</b>	
(81-91)	
<b>B</b>	
(69-80)	
<b>C</b>	
(55-68)	
<b>D</b>	
(39-54)	
<b>E</b>	
(21-38)	
<b>F</b>	
(1-20)	
<b>G</b>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>Potential</b>
	70
53	
England & Wales	
EU Directive 2002/91/EC	

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