



Ferndale, 23 The Street, Shipton Moyne, Gloucestershire, GL8 8PN



Semi-detached period house  
 Beautiful interior finished to an excellent  
 specification  
 3 double bedrooms, 2 bathrooms  
 Living room with fireplace  
 Bespoke kitchen/dining room with  
 bi-folding doors  
 Superb landscaped garden  
 Sought-after Cotswold village



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**Guide Price: £735,000**

Approximately 1,483 sq.ft

‘Situated in the heart of the sought-after Cotswold village of Shipton Moyne, this period home is very impressive with a beautiful interior and stunning garden’



## The Property

Ferndale is an immaculately presented semi-detached period home located in the ever desirable Cotswold village of Shipton Moyne, just a few miles from Tetbury. Originally built as four Alms Houses by the renowned neoclassic architect James Wyatt in 1851, the property was refurbished in 2019 to a very high standard sympathetically retaining period features such as stone mullion windows and exposed beams whilst combining modern finishes including underfloor heating on the ground floor and solid oak doors throughout. Extending to around 1,840 sq.ft., the beautiful interior is complemented by a wonderful garden which has undergone stunning landscaping in recent years.

The ground floor is particularly spacious opening to a large entrance hall with stairs rising to the first floor and a useful cupboard and WC off. Limestone flooring continues to the kitchen/dining room which features bi-fold

doors flowing out to the garden. The kitchen is fitted with bespoke Russell Alexander units complete with integrated appliances and a matching utility room to the side. The living room has oak flooring and a stone fireplace with a wood-burning stove inset. On the first floor there are three double bedrooms, two of which with built-in storage. The principal bedroom has an en-suite shower room and there is a family bathroom with a shower over the bath.

Ferndale sits behind attractive Cotswold stone walling and a front garden laid to gravel. The rear garden has been the subject of great improvements landscaped with a large patio terrace and steps leading up to a raised lawn allowing for a great deal of sun exposure. The lawn is framed by well-established borders with a path leading to a sun terrace positioned at the far end beside a store. There is also a greenhouse. On street parking is easily available outside.

## Situation

Shipton Moyne is a beautiful and sought after Cotswold village situated 3 miles south of Tetbury. The popular Cat and Custard Pot pub is situated a few doors from the property whilst the village also has a village hall, church and a playing field. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops including Waitrose and Tesco supermarkets, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 20 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble.

## Additional Information

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. In November 2024, The Street was subject to some flooding due to a blocked drain which the council has since cleared. The house suffered no damage other than a replacement of the door mat. 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 E.

## Directions

From Tetbury, follow the A433 towards Bath and take the first left hand turning after about a mile towards Shipton Moyne. Follow the lane to Shipton Moyne and enter the village. Locate the property just after The Cat and Custard Pot pub on the left hand side.

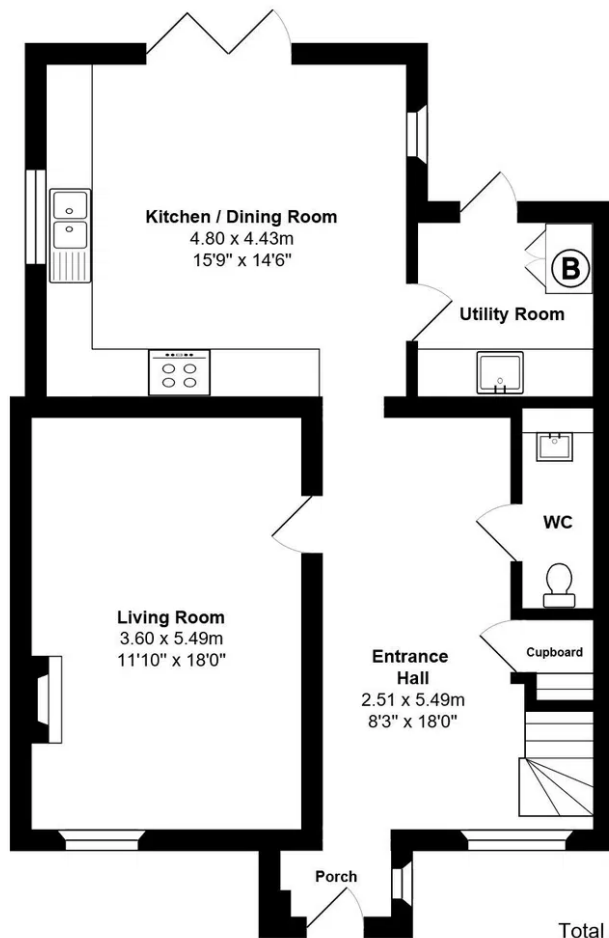
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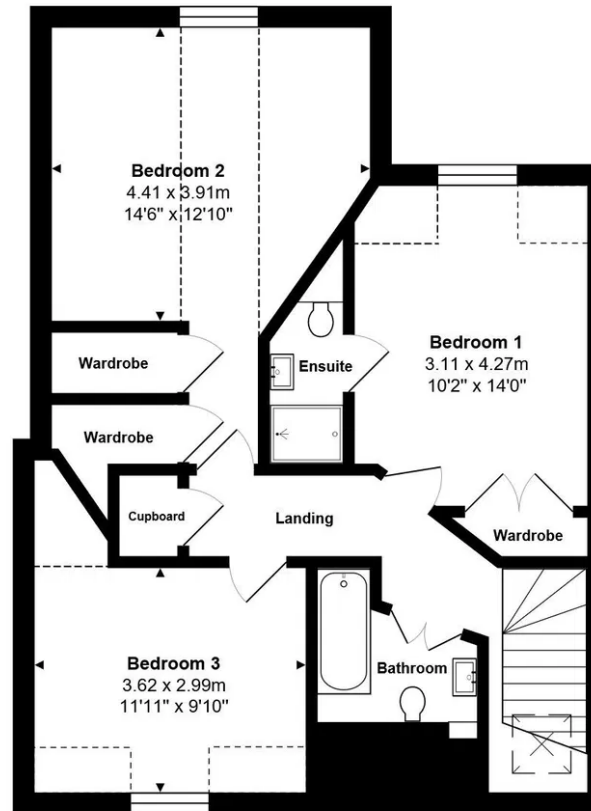








### Ground Floor



### 1st Floor

Total Area: 137.8 m<sup>2</sup> ... 1483 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		77	
(55-66) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			

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