

 JAMES PYLE®  
ESTATE AGENTS

The Gardeners Cottage, Kingscote, Tetbury, Gloucestershire, GL8 8XY

Detached Cotswold stone period cottage  
Self-contained separate 1-bedroom annexe  
4 generous reception rooms  
4 bedrooms  
South-westerly private garden  
Off-street parking and integral garage  
Peaceful village setting  
Close to countryside walks



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £1,250,000

Approximately 4,348 sq.ft including annexe and garage

**'Tucked away close to countryside walks in the peaceful village of Kingscote, a very pretty detached Cotswold stone 4-bedroom cottage coupled with an excellent detached 1-bedroom annexe'**

### The Property

The Gardeners Cottage is an exceptionally pretty detached Cotswold stone cottage situated within the heart of the peaceful village of Kingscote set down a quaint no-through lane leading directly onto countryside paths. The property has the great benefit of a large detached cottage offering ancillary accommodation, ideal as an annexe for a dependent relative.

The main house is a quintessential double-fronted Cotswold stone home with excellent, well-maintained and presented family-sized accommodation arranged over three floors extending to around 2,952 sq.ft. The ground floor offers a generous four reception rooms, a kitchen/dining room, and an orangery overlooking the garden. Across the first and second floor there are four bedrooms, two bathrooms, and versatile landing areas.

Reaching around 1,155 sq.ft, the annexe is spacious with a large reception room complete with wood-burner, a fitted kitchen and

downstairs WC with utility cupboards, while upstairs there is a generous bedroom with dressing room and bathroom. An integral garage provides ample storage.

The property has ample private off-street parking to both front and rear. The delightful south-west facing garden enjoys a high degree of privacy laid mostly to lawn with thoughtfully positioned seating terraces.

### 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

The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. The annexe as an electric heating system via underfloor heating on the ground floor and radiators upstairs. 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 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 to pass the church then take the next left hand turn. Locate the property up the lane on the left.

Postcode GL8 8XY  
What3words: //shirtless.zips.steps



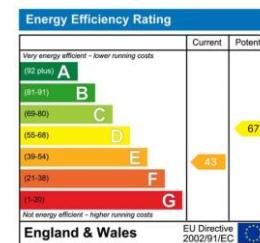
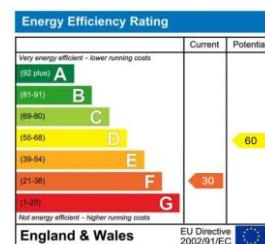
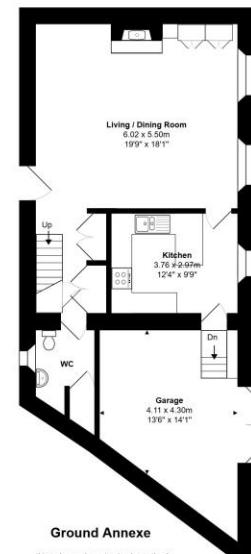
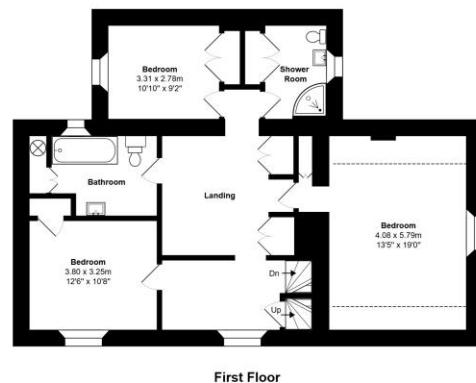
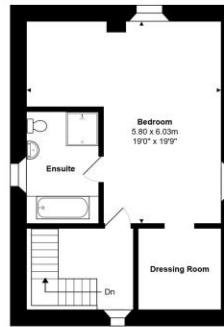
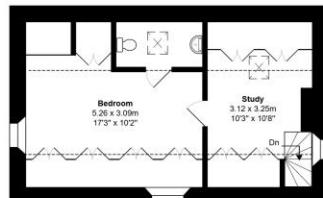
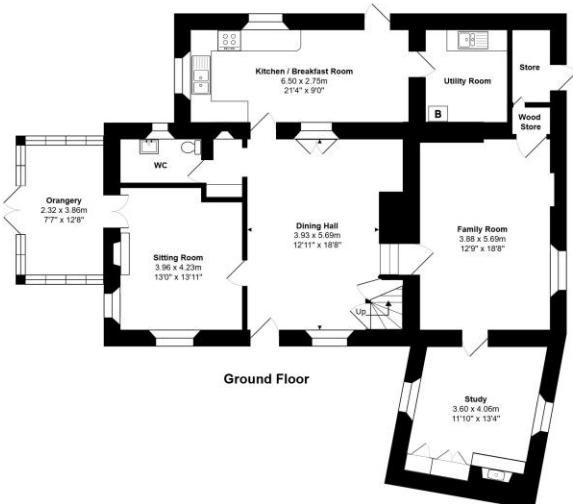


House Area: 274.3 m.sq ... 2952 sq.ft.

Annexe Area: 107 m.sq ... 1155 sq.ft.

Total Area: 403.9 m<sup>2</sup> ... 4348 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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