



JAMES PYLE^{Co.}



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



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £1,250,000

Approximately 2,855 sq.ft excluding attic floor

Exquisite period house
Elegant accommodation with generous proportions
Magnificent gardens of around 0.5 acres
Peaceful setting overlooking the village church
4 double bedrooms, 2 bathrooms
Two large reception rooms
Kitchen/breakfast room
Private parking for many cars
Recently upgraded

‘With an elegant, well-proportioned interior, this fine period house occupies an outstanding peaceful setting overlooking the church with a 0.5 acre garden’



The Property

1 The Park is an impressive period house, originally the Coach House to Kingscote Park, set within delightful, generous, and private gardens of around half an acre. Situated in the heart of the peaceful village of Kingscote, it offers a quintessential English view of the neighbouring Church. The property is beautifully presented with elegant accommodation, sympathetically extended to offer spacious proportions arranged principally over two floors, spanning around 2,855 sq.ft. In 2025, the property underwent significant upgrades, including an extensive scheme of re-roofing the original part of the house complete with enhanced insulation, a replacement Velux window, all new external guttering, and electrical updates.

The whole house has a welcoming feel, and the size of the two reception rooms, with their high ceilings, makes them ideal for entertaining and family life. Both of these principal rooms feature fireplaces with wood-burning stoves. At the heart of the house is the kitchen/breakfast room, which opens directly onto a sunny entertaining terrace. The stylish kitchen features an AGA, a

peninsula unit, and a walk-in larder. On the first floor, there are four good-sized double bedrooms (two with vaulted ceilings) and two bathrooms, one of which has been updated as a shower room. The extension has been configured to facilitate a principal bedroom suite with a bedroom, dressing room, and en suite shower room. A large landing area is currently used as a study but offers easy potential to be converted to an additional bedroom if required. On the second floor, there is a small loft room and access to the attic.

The extensive gardens are a major feature and extend to around 0.5 acres, enjoying lovely views to the church and benefiting 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, a 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 providing private parking for several vehicles.

Situation

Kingscote is a charming Cotswold village within easy reach of Tetbury (4 miles) and 4.5 miles from Nailsworth. This small village, named after the Kingscote family from the 12th century, 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, while there are also excellent schools catering for all ages. Conveniently located less than half an hour from both the M4 and M5 motorways, 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, shared 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. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band E.

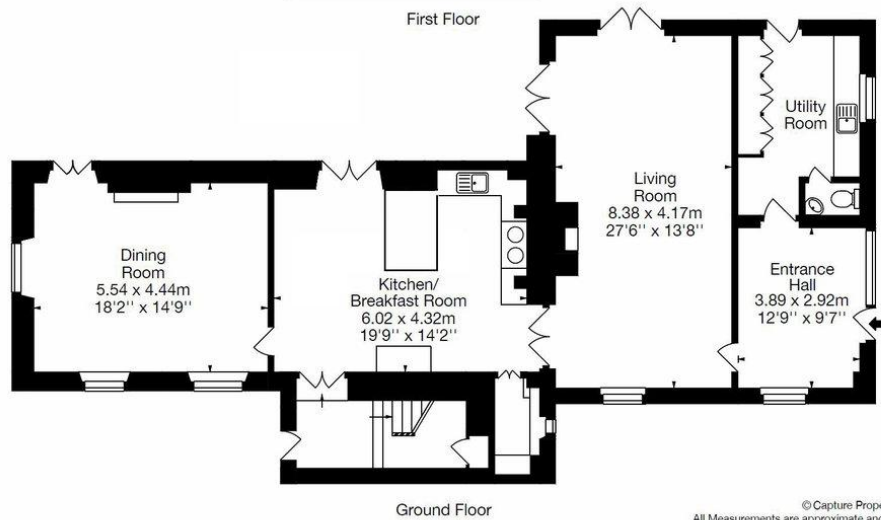
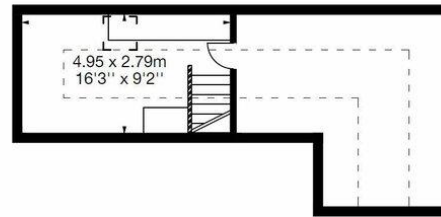
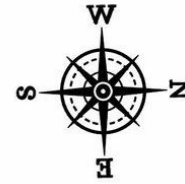
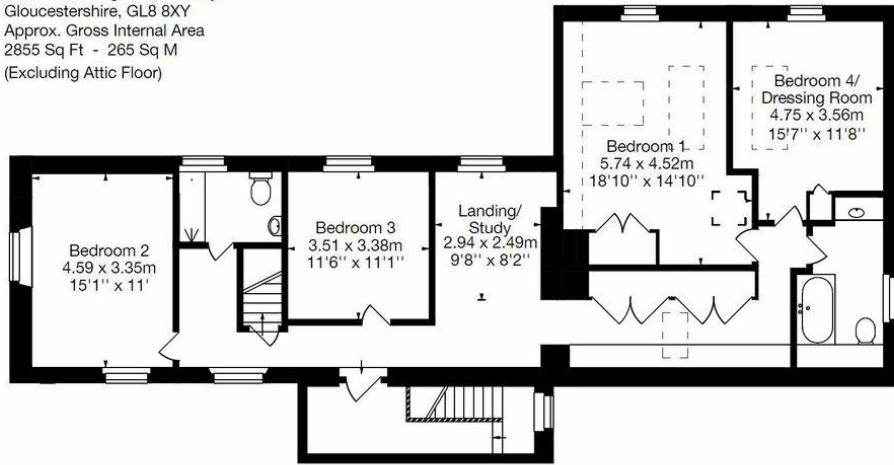
Directions

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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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