



JAMES PYLE & Co.



Anne Brayne's Cottage, Willesley, Tetbury, Gloucestershire, GL8 8QU

Detached Victorian former school house  
4 bedrooms  
Three reception rooms  
Potential to improve  
Double garage  
1.2 acre paddock and stables  
Peaceful rural setting  
No onward chain



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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: £1,150,000**

Approximately 1,930 sq.ft excluding outbuildings

‘Located for peace and tranquility, an elegant detached Victorian school house with excellent grounds and paddock of around 1.5 acres’

### The Property

Anne Brayne's Cottage is an elegant detached house situated in the pretty and unspoilt hamlet of Willesley, near Westonbirt and Tetbury on the Wiltshire/Gloucestershire border. With origins of 1780 and rebuilt in 1907, the property is understood to have once been the village school and school mistress's house. The peaceful and rural setting offers a tranquil lifestyle coupled with superb gardens and paddock extending in all to 1.53 acres.

The accommodation is arranged over two floors and comprises on the ground floor an entrance hall, a large drawing room, which was the former school room, a sitting room, study, kitchen/breakfast room with rear hall with utility room off. On the first floor, there are four well-sized bedrooms and a bathroom. The accommodation extends in all to 1,930 sq.ft. and has great potential for the next owners to undertake upgrades and modernisation. Since the house is not listed, there is also scope to further enlarge the property, subject to obtaining the necessary planning consents.

Externally, a gated driveway provides ample parking up to a double garage with a room over accessed via an external staircase. The house sits with good level gardens which enjoy a high degree of privacy. The additional benefit of a paddock (1.2 acres) is situated to the side and rear of the house creating a lovely outlook and has a gated access to the lane. Perfect for the hobby equestrian, there is a timber stable block with two boxes, barn and tack room with power.

### Situation

Willessley is a charming and unspoilt Cotswold hamlet situated some 4 miles south-west of Tetbury. The hamlet consists of a handful of large country homes and pretty cottages and is located literally on the doorstep of the famous Westonbirt Arboretum which offers excellent walking and plays hosts to various cultural events and concerts. Westonbirt School is nearby and has a 9-hole golf course open to the public. The area is ideal for those with equestrian interests as the property is located close to the Beaufort Polo Club/Hunt and Badminton Horse



Trials. Sherston, at about two miles away, provides a pub, an excellent village stores/post office, Indian restaurant, café and other amenities whilst the popular market town of Tetbury is about 4 miles away. Well known for its 17th and 18th Century architecture and antique shops, Tetbury has a wide range of everyday shops, exclusive boutiques including King Charles's Highgrove shop and as well as two supermarkets. The larger centres of Cirencester and Bath easily accessible and provide a more extensive range of shopping and recreational facilities. The property is conveniently located with access to the M4 at Junctions 17 and 18 which provide easy access to London as well as Bristol where it links with the M5. There are regular rail service to London Paddington from Kemble, about ten miles away, taking approximately 69 minutes.

### 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. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band G.

### Directions

From Tetbury, follow the A433 towards Bath. Continue past Westonbirt Arboretum and take the left hand turn signposted to Willessley. Take the left hand turn by the triangle and follow the lane to locate the cottage on the left hand side as one of the last properties.

Postcode GL8 8QU

What3words: ///cone.tentacles.much



