



THE
COUNTRY
HOUSE
DEPT.





MILLERS

Westonbirt, Tetbury, Gloucestershire, GL8 8QH



A BEAUTIFULLY PRESENTED THREE BEDROOM FORMER MILLER'S HOUSE IN A SECLUDED LOCATION WITH A SPACIOUS GARDEN.

Distances: Tetbury 3 miles | Nailsworth 7.5 miles | Kemble Train Station 10 miles (London Paddington from 75 minutes)
Cirencester 12 miles | Bath 22 miles | Bristol 24.5 miles | Cheltenham 29 miles. (All distances and times are approximate).

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Tenure: Freehold

Services: Mains water, electricity and private drainage. Oil fired central heating.
Fibre Broadband to the house.

Local authority: Cotswold District Council

Council Tax Band: H

Viewings: All viewings strictly by appointment only through the vendors' joint selling agents,
Knight Frank LLP and The Country House Department.

Guide Price: £1,185,000

SITUATION

Westonbirt is a charming village in the south of the Cotswolds, within a Conservation Area. In addition to the school and hotel, there is the National Arboretum directly opposite the house, with numerous walks and approximately 15,000 specimen trees set across approximately 600 acres. Situated a few miles from Millers is the market town of Tetbury, with significant elements unchanged since the 17th Century. In recent years, it has seen many improvements and now offers an excellent range of shops, including specialist boutiques and delicatessens. There is a good choice of restaurants, cafes, pubs and hotels, and the town is internationally renowned for its wide range of shops serving the antiques market.

Bath, Bristol, Swindon, Cheltenham and Gloucester are the main regional centres and are all within daily commuting distance. Junction 18 of the M4 is about 10 miles distant, and there are direct services to London Paddington from Chippenham or Kemble, the former scheduled to take from 60 minutes.

Cirencester, which is deservedly known as ‘The capital of the Cotswolds’, is an historic Roman town which became an important centre for the wool trade in medieval times. Today, it is a thriving market town. Shopping in Cirencester is highly regarded. Off the main streets, there are many interesting back lanes with specialist shops, particularly Black Jack Street.

Gloucestershire is renowned for its excellent school system. Local private schools include Beadesert Park, Kings School, Wycliffe College, Cheltenham College, Cheltenham Ladies College, Rendcomb, Marlborough and Westonbirt. Additionally, there are several local state schools as well as seven highly regarded Grammar Schools, including Stroud High and Marling School in Stroud, and Pate’s Grammar School in Cheltenham.



Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique properties. Lose yourself amongst a constellation of picturesque villages, with a variety of quirky and independent shops, restaurants and farmers' markets or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

THE PROPERTY

Just a stone's throw from the leafy walks of Westonbirt Arboretum, Millers sits quietly at the heart of a small, characterful development of converted barns and former farm buildings, each with its own story to tell. Once part of Home Farm, this house is no ordinary conversion; it is an inspired transformation that honours its agricultural past while embracing an elegant, modern country lifestyle.

Approached via a charming courtyard, the entrance, with double doors that lead straight into the kitchen, sets the tone. The kitchen is beautifully considered, with a central island perfect for convivial cooking, ample storage, and integrated appliances tucked discreetly into bespoke cabinetry. From here, doors swing open to the garden, offering an effortless flow between indoors and out—ideal for summer suppers and morning coffee in the sun.

Beyond the inner hall, it is both impressive and inviting. Pale parquet flooring gleams underfoot, while the stairway rises gently to the first floor with a stunning glass staircase. Off the hall are a utility room and a cloakroom, which were once the original front entrance, adding a layer of quirky charm to the layout.

The drawing room is arguably the heart of the house. A graceful, light-filled space with sash windows, rustic beams salvaged from the old barns, and more of that soft parquet underfoot. French doors open to the terrace, inviting the garden in and giving this room a tranquil, almost poetic feel.

Upstairs, the principal bedroom is bathed in natural light, thanks to an elegant trio of windows, including a central arched feature. The en suite bathroom makes for a private, peaceful retreat. A guest suite sits across the landing, spacious and serene, with handsome stone mullioned windows on two sides, a dressing room, and a smart en suite bathroom.

There is a well-appointed dressing room and a beautifully finished family bathroom with both a bath and a separate shower. Then there's the hidden wing: a charming internal passageway, more bridge than corridor, crosses the drive like a secret walkway. With lighting on both sides, it leads to a third bedroom/library and a spiral staircase that winds down to a further reception room, currently used as a cinema.







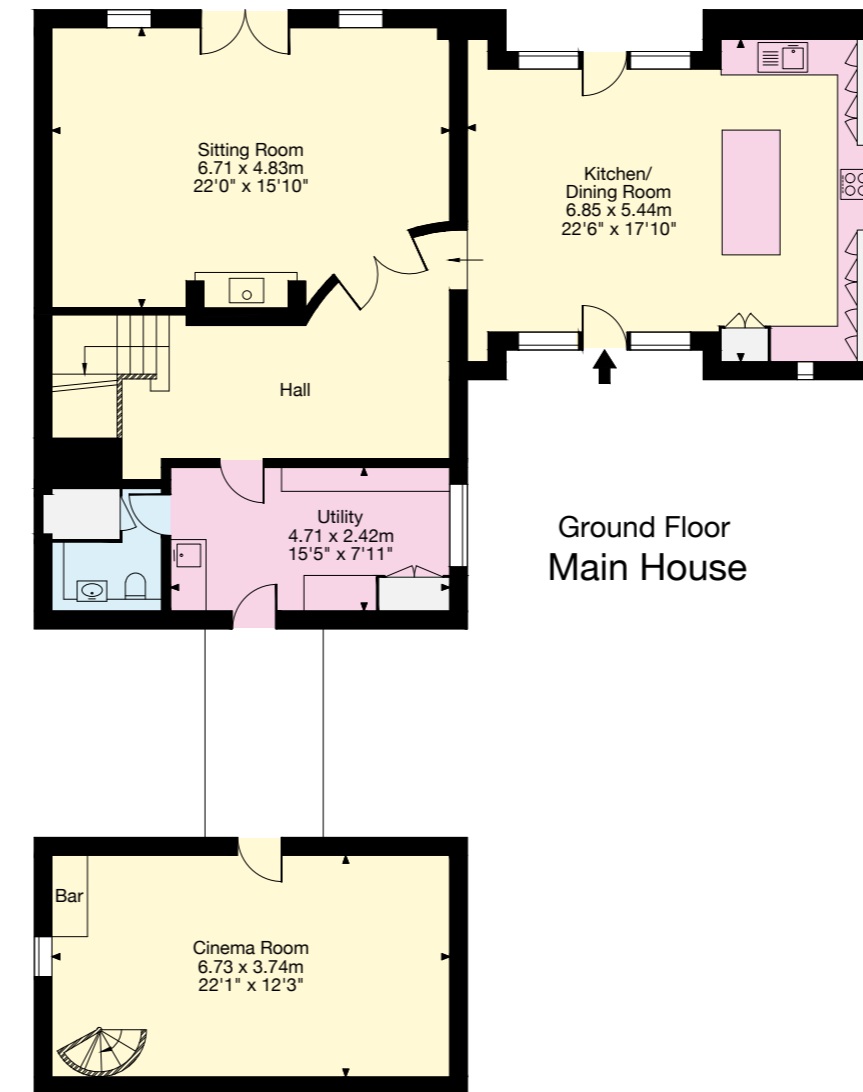




GARDENS & GROUNDS

The south-facing garden is nothing short of spectacular. Bathed in sunshine from dawn until dusk, it feels like a secret world of its own: beautifully tended, blissfully private, and made for lingering. A paved terrace spills out from the house, perfect for long lunches, evening drinks, or quiet moments with a book. Beyond, lawns stretch out with quiet elegance, bordered by mature plantings that soften and shelter. There's a tucked-away corner with an outbuilding, and the whole space is layered with atmosphere, part country garden, part green sanctuary.





Gross Internal Area (Approx.)
 Main House = 265.5 sq m / 2,858 sq ft
 Outbuilding = 16 sq m / 172 sq ft
 Total Area = 281.5 sq m / 3,030 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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