



Tetbury Hill House, Tetbury Hill, Avening, Tetbury, Gloucestershire, GL8 8LT

Substantial detached house
Enviably elevated setting with far-reaching views
Self-contained annexe
7 bedrooms, 7 bathrooms
2 large reception rooms
Kitchen/family room
Mature grounds of 0.86 acres
Electric gated access and triple garaging
Requires general improvements



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

Approximately 6,269 sq.ft including coach house
and garaging

‘Commanding a spectacular position on the edge of
Avening overlooking the Gatcombe valley, a substantial
striking house with a separate coach house’



The Property

Tetbury Hill House is an individual home commanding an outstanding elevated position on the edge of the Cotswold village of Avening boasting far-reaching valley views towards Gatcombe Park, home to the Princess Royal. Thoughtfully constructed with elegant character features such as stone mullion windows and architraves details, the property combines these timeless architectural classics with desirable modern conveniences creating a wholly unique home. The private, well-screened plot reaches around 0.86 acres and includes a separate Coach House providing ancillary accommodation.

The main house offers extensive accommodation of around 4,580 sq.ft spanning over three floors taking full advantage of the views. The rooms are superbly well-proportioned and naturally light with large windows and high ceilings. The ground floor comprises two large dual-aspect reception rooms with fireplaces, positioned either side of an entrance hall with an impressive staircase. The kitchen/family room is well-fitted with oak worktops incorporating an island unit and breakfast bar. There is a utility room and WC

completing the ground floor. The first floor is split into two sections accessed by two staircases. The main first floor area comprises the principal bedroom suite and the second bedroom suite, both with private en-suite bathrooms and wardrobes. From the second staircase at the rear, there are two guest bedrooms also with en-suites each. The top floor offers two further large bedrooms with en-suites, alongside a versatile playroom, making the entire floor ideal for children and teenagers.

Situated across the front forecourt, The Coach House is positioned above the triple garage and is an excellent addition for a range of uses including housing a relative, live-in nanny or potentially letting the unit. This self-contained unit comprises an open plan kitchen/living room, bedroom and a shower room.

Tetbury Hill House is set behind electric double gates and a sweeping driveway framed by established trees accessing both the garage forecourt and further parking to the rear of the house. The gardens have been sympathetically landscaped to the geography over several tiers which include large entertaining terraces and lawns.

This stand-out property makes an excellent family-sized house in an enviable setting with fantastic additions, and does require general updating and improvements.

Situation

Avening has a public house, a village hall, an excellent primary school and parish Church. The property is located on the northern edge of Avening within walking distance to the well-known Minchinhampton Golf Club, boasting two 18 hole courses, as well as Gatcombe Park, the home of The Princess Royal and Gatcombe Horse Trials. Avening is conveniently located between Tetbury and Nailsworth, both of which have an excellent range of facilities including shops, public houses and primary schools with a secondary school at Tetbury. There is an excellent choice of both public and private schools within the area including Beaudesert Park near Minchinhampton. Also within the local area are a number of places of interest including the world famous Westonbirt Arboretum with some 18 thousand trees and shrubs in approximately 600 acres of landscaped grounds, and over 600 acres of National Trust common land at Minchinhampton.

Additional Information

The property is Freehold with an air source heat pump providing heating via a warm air system, mains water and electricity. The annexe is heated by mains gas. The property is located within the Cotswold Area of Outstanding Natural Beauty. 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 F for the main and Band A for the annexe.

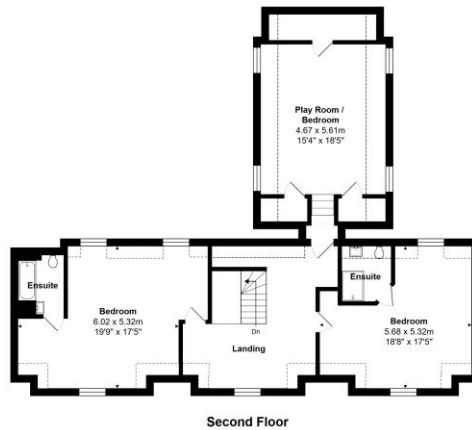
Directions

From Tetbury, follow the B4014 to Avening. As you enter the village to descend the hill, locate the driveway entrance to Tetbury Hill House on the left hand side.

Postcode GL8 8LT

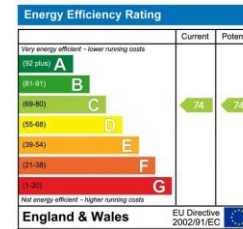
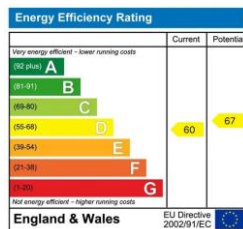
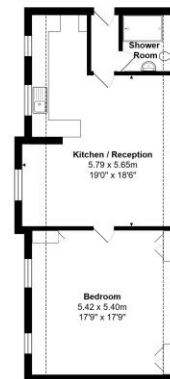
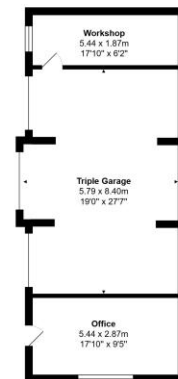
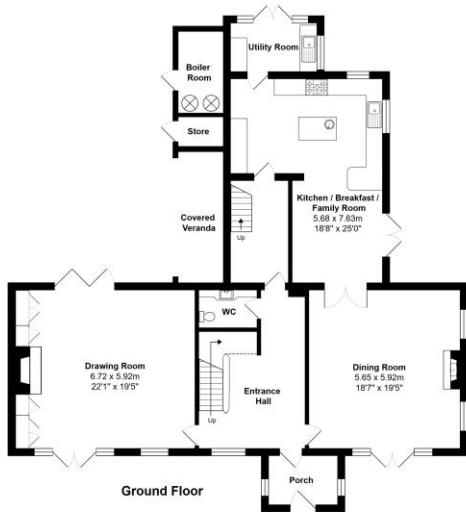
What3words: ///glares.equal.escapades





House Area: 425.6 m.sq. ... 4581 sq.ft.
Annexe: 74.2 m.sq. ... 798 sq.ft.
Garaging: 74.2 m.sq. ... 799 sq.ft.
Total Area: 582.4 m² ... 6269 ft²

All measurements are approximate and for display purposes only



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