



hunter
french

8 Kingscote, Tetbury, Gloucestershire, GL8 8XZ

A charming three-bedroom Cotswold stone cottage, ideally positioned in the heart of the sought-after village of Kingscote, featuring a south-facing garden, off-street parking, and a detached home office/garden room.

This beautifully maintained village home has been sympathetically extended by previous owners and now offers approximately 1,175 sq. ft. of well-balanced accommodation arranged over two floors. The ground floor provides a sociable and versatile layout, perfectly suited to modern living.

The property is entered via an attractive oak-framed glazed porch with tiled flooring and underfloor heating, leading into a welcoming entrance hall with stairs rising to the first floor and space for coats and shoes. The hallway flows seamlessly into the dining area and kitchen, where multiple rear-facing windows allow for excellent natural light. Underfloor heating continues throughout this space, complemented by flagstone flooring in the hall and dining area, and exposed stripped wooden floorboards in the kitchen. The kitchen is stylishly appointed in a classic shaker design with a Belfast sink, quartz worktops, and matching upstands. Integrated appliances include a dishwasher, double electric ovens, and a four-ring electric hob, alongside space for a washing machine and fridge freezer. The sitting room, located at the front of the property, is a warm and inviting space featuring matching wooden flooring, a central brick fireplace with a log burner, and a large south-facing window and glazed door providing direct access to the garden.

Upstairs, a bright and spacious landing offers potential as a home working area. There are three bedrooms—two doubles and one single—all enjoying vaulted ceilings and pleasant outlooks. The family bathroom is generously sized and well-appointed with a freestanding bath, separate shower, WC, and wash basin, complemented by exposed stonework and floorboards that enhance the cottage's character.

Externally, the property benefits from a well-proportioned south-facing garden, predominantly laid to lawn and bordered by traditional Cotswold stone walling, hedging, and mature planting for privacy. Two seating terraces provide ideal spaces for outdoor dining and relaxation. A driveway offers off-street parking for one vehicle, and a pedestrian right of way allows occasional access for neighbouring cottages.

A standout feature is the detached Scandinavian-style outbuilding, currently used as a home office, complete with uPVC windows and doors, electricity, and wired internet. This space also lends itself to use as a studio or additional reception room. Adjacent is a private flagstone patio terrace, with a further area behind currently used as a productive garden, along with a useful tool shed.



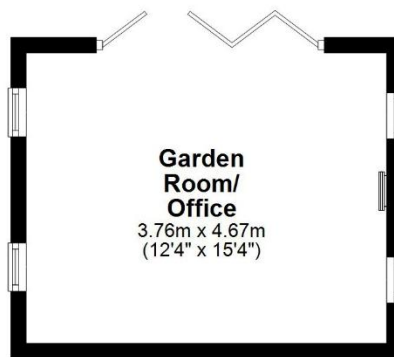
The property is connected to mains electricity and water. Drainage is via a private septic tank. Council Tax Band E (Cotswold District Council).

EPC Rating: E (45).

Kingscote lies within the Cotswolds Area of Outstanding Natural Beauty and offers a village church and pub, with a strong sense of community and regular local events. The nearby market towns of Tetbury, Nailsworth, and Dursley provide a wider range of amenities. Calcot Manor & Spa is approximately 1.5 miles away, and rail services from Kemble railway station and Stroud railway station offer convenient links, with Kemble providing a direct service to London Paddington. The area is also renowned for its excellent selection of private, state, and grammar schools.

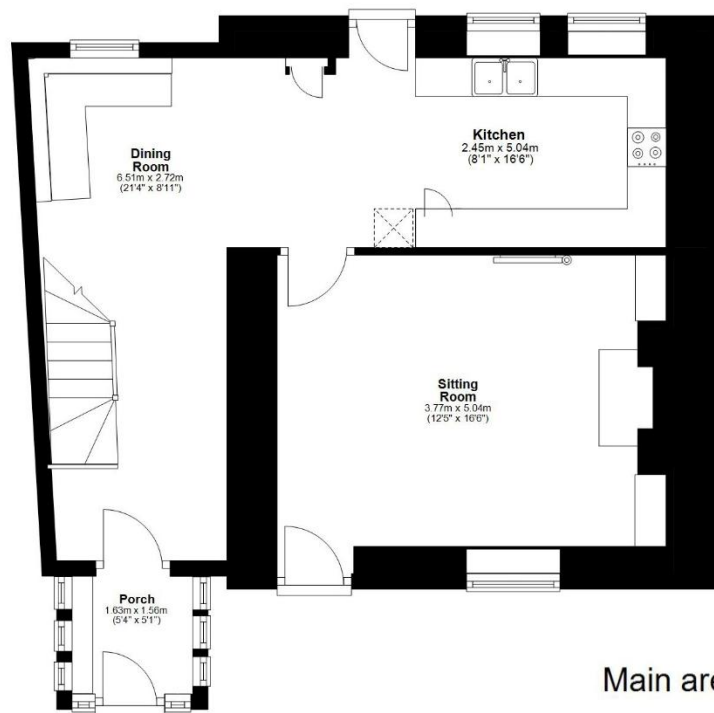
Offers in Excess of £550,000





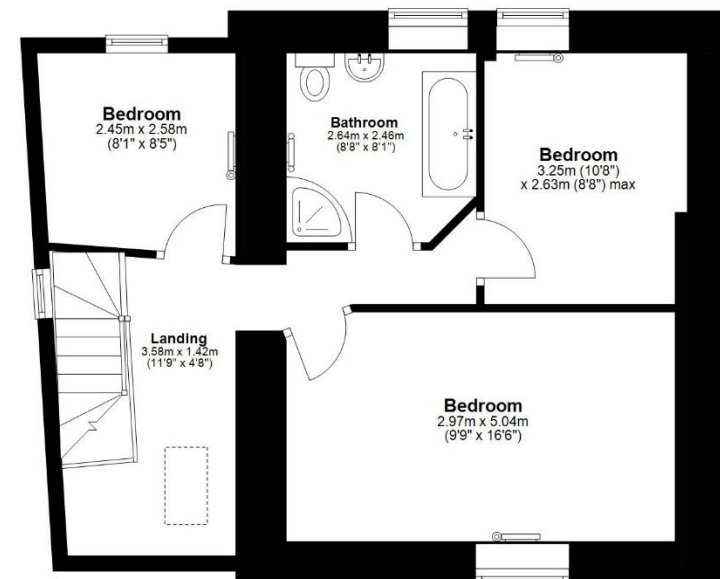
Ground Floor

Main area: approx. 56.1 sq. metres (604.4 sq. feet)
Plus outbuildings, approx. 17.5 sq. metres (188.8 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Main area: Approx. 109.2 sq. metres (1175.8 sq. feet)
Plus outbuildings, approx. 17.5 sq. metres (188.8 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk