



Dove Cottage, Pump Lane, Long Newnton, Tetbury, Gloucestershire, GL8 8RN

Detached period house
Versatile accommodation
3 bedrooms plus a study
2 further reception rooms
Modern fitted kitchen
Bathroom and en-suite
Two gardens
Private driveway
Peaceful Cotswold setting
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Offers in excess of £600,000

Approximately 1,434 sq.ft

‘Positioned down a quiet country lane in the Cotswold village of Long Newnton, just 1 mile outside of Tetbury, a charming detached house with delightful gardens’

The Property

Nestled down a peaceful, no-through lane, Dove Cottage is a charming, individual home situated amongst a handful of other period properties within the desirable Cotswold village of Long Newnton. The property offers approximately 1,434 sq.ft. of thoughtfully arranged accommodation across two floors.

The ground floor features a modern fitted kitchen, alongside three versatile reception rooms. The dining room, with its attractive slate tiled flooring and an exposed red brick former fireplace feature, adjoins the kitchen. There is a separate study, whilst the dual-aspect living room is bathed in natural light and complete with a lovely open fireplace. Completing the ground floor is a convenient bedroom suite, comprising a comfortable double bedroom, fitted wardrobes and an en-suite shower room. Ascending to the first floor, there are two characterful bedrooms that share a practical Jack and Jill style bathroom.

Externally, a generous driveway to the side of the house provides ample private parking for several vehicles. The property benefits from two distinct outdoor areas: a delightful main private garden to the rear and an additional charming area located directly opposite the cottage. The rear garden is a well-planted space featuring lawns and a central pergola walkway. The additional garden plot offers a peaceful small copse with natural wild woodland flowers.

Situation

Long Newnton is a desirable village set amongst rolling Gloucestershire countryside on the outskirts of the market town of Tetbury. The village has a good sense of community with a pretty church. The property is only 1 mile from Tetbury with a pavement all the way to the town centre. Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town



centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. The town of Malmesbury is also nearby only 3.5 miles away with a further range of amenities including a Waitrose and choice of schooling. Conveniently located less than half an hour from both the M4 and M5 motorway, the village is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forestry Commission run Westonbirt Arboretum and King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres. In addition to a number of good schools close by there are bus services running through the village to the Stroud Grammar schools, Beaudesert, Westonbirt, Wycliffe and the Bath private schools.

Additional Information

The property is Freehold with mains gas-fired central heating, 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 website, please check the website for more information and mobile coverage. Cotswold District Council Tax Band E.

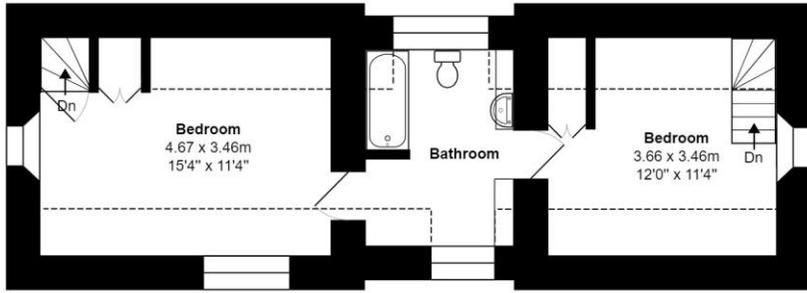
Directions

From Tetbury, follow the B4014 to Long Newnton. Enter the village, and after the small decline, take the left hand turn onto Pump Lane. Locate the property up the lane on the left.

Postcode GL8 8RN

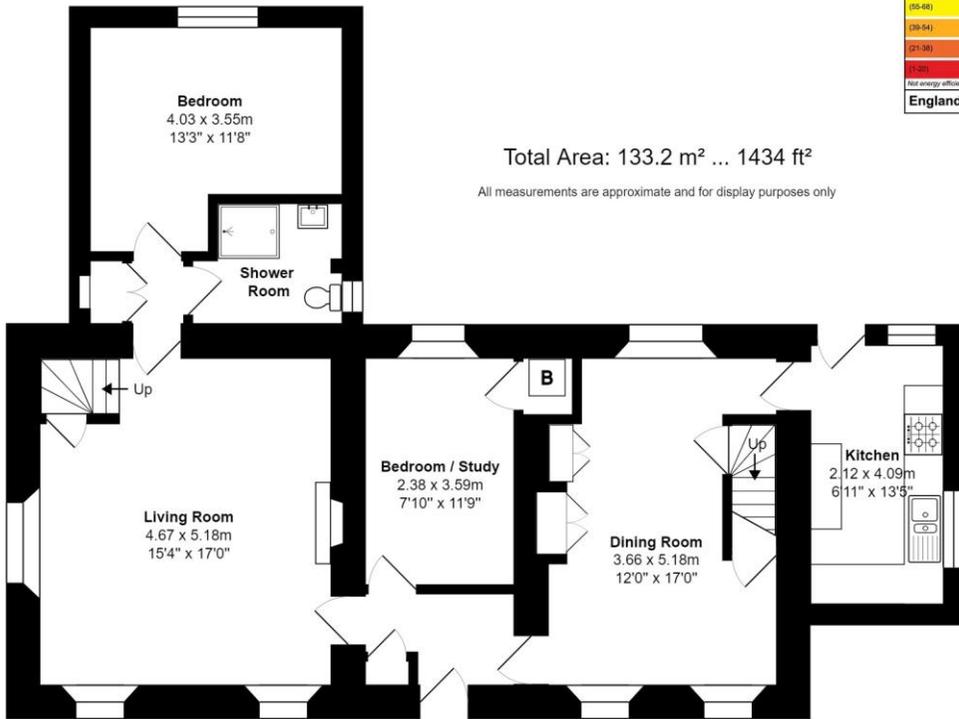
What3words: ///furnish.outer.trembles





First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Total Area: 133.2 m² ... 1434 ft²

All measurements are approximate and for display purposes only



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