



3 Bedroom  
Character Cottage  
in Long Newnton

£2,500 Per Month

Dove Cottage  
Long Newnton  
Tetbury  
GL8 8RN



Victoria Allman  
lettings

- Detached period cottage in a beautiful countryside location
- Large living room with fireplace
- Three double bedrooms, two bathrooms
- Study / fourth bedroom
- Modern fitted kitchen and separate dining room
- Attractive rear garden
- Off-street parking for 2/3 cars
- EPC Rating E
- Council Tax Band E (Cotswolds)

## SUMMARY

Dove Cottage is a charming three bedroom cottage, tucked away down a quiet lane in the beautiful Cotswold village of Long Newton, just over a mile from the popular market town of Tetbury.

This individual property offers flexible accommodation with two reception rooms and a study. It would suit a professional couple or family and is available on a long-term let from April.

## DESCRIPTION

Dove Cottage is located down a very quiet no-through road amongst a handful of other period properties on the edge of Long Newton. On entering the property, to the left of the entrance hall, there is a good-size, dual-aspect living room with lots of natural light and an open fireplace. This leads through to a bedroom suite including a double bedroom, an ensuite shower room and fitted wardrobes. Also off the entrance hall is a separate study which could also be used as a fourth bedroom, as well as a dining room with an exposed red brick fireplace/cupboard feature. The dining room leads through to a stylish, contemporary fitted kitchen complete with integrated appliances and access to the rear garden.

Upstairs are two further double bedrooms with beamed ceilings and built-in storage. The bedrooms are accessed by separate staircases and share a well presented 'Jack and Jill' family bathroom, with a shower over the bath.

Outside, there is a delightful well planted, rear garden including a shed for outdoor storage. A large, gravelled parking area can easily accommodate two cars at the side of the house.

## SITUATION

Long Newton is a well-located Cotswold village set amongst rolling Gloucestershire countryside on the outskirts of the market town of Tetbury. Just over a mile away from the property, Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The area is well known for its royal connections, with King Charles' Highgrove House and Princess Anne's Gatcombe House both close by, and the beautiful Westonbirt Arboretum also less than 10 minutes drive away. Tetbury town centre offers a broad range of shops and amenities for everyday needs including a large supermarket, hospital, well-regarded schools, and a post office. There are also a number of quality boutiques, delicatessans and antique shops, as well as some excellent restaurants and cafes which contribute to a busy social scene. The town of Malmesbury - recently voted the best place to live in the South West of England in the Sunday Times guide - is only 3 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 motorways, Long Newton is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.



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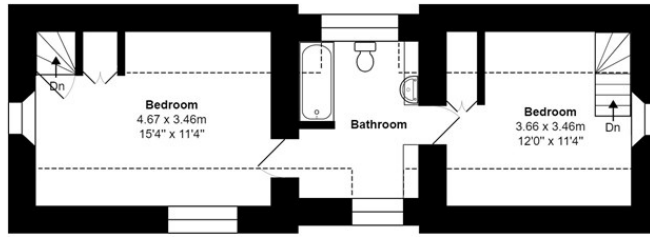


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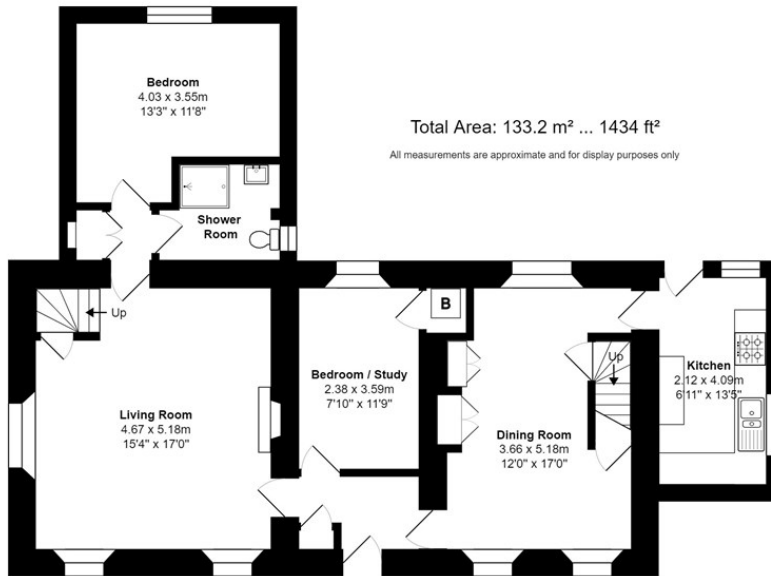


E





First Floor



Ground Floor

Total Area: 133.2 m<sup>2</sup> ... 1434 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## DIRECTIONS

From Tetbury, head towards Malmesbury on the B4014 for just over 1 mile. Drive through the village of Long Newnton and at the bottom of the hill, turn left into Pump Lane. Continue down the lane for approx. 200m and Dove Cottage is on the left.

Postcode: GL8 8RN

What3Words:

///furnish.outer.trembles

## CONTACT

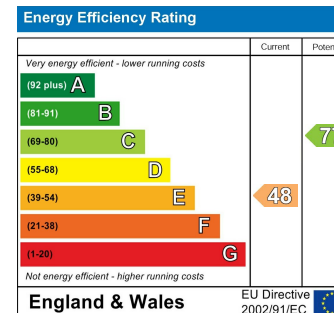
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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



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