



Stunning  
2 Bedroom  
Cotswold Cottage  
in Westonbirt

£2,400 Per Month

West Cottage  
15 Westonbirt  
Tetbury  
GL8 8QT



Victoria Allman  
lettings



- Beautiful Grade II listed Cotswold cottage
- Delightful rural village location near to Westonbirt Arboretum
- Immaculately presented throughout
- Stylish fitted kitchen with electric AGA
- Two reception rooms
- Two double bedrooms
- Beautiful tiered garden with seasonal gardener included
- EPC Rating E
- Council Tax Band E (Cotswold)
- Available in early June on a long-term let

## SUMMARY

West Cottage is a beautiful two bedroom Grade II listed period home situated in the pretty and unspoilt village of Westonbirt, the home of the National Arboretum. This is a perfect retreat for a couple looking to enjoy the Cotswold countryside, whilst taking advantage of the nearby amenities of Tetbury, Malmesbury and surrounding villages.

West Cottage is available unfurnished on a long-term let from June 2026.

## DESCRIPTION

This stunning Grade II listed end of terrace cottage is situated down a quiet no-through lane within the highly sought-after village of Westonbirt. The cottage has lots of character and Cotswold charm, and has been decorated to an exceptionally high specification throughout.

The front porch opens to a cosy living room complete with beautiful oak flooring and a woodburning stove. This leads through to a large dining room which has a separate alcove seating area perfect for reading. After the dining room is the kitchen/breakfast room which has stylish fitted units and built-in appliances including an electric AGA. The kitchen has French doors out to a private patio garden, and there is a WC. Upstairs there are two good size double bedrooms and a beautifully presented bathroom with a stunning roll-top bath and separate walk-in shower.

Externally, the property is surrounded by beautiful landscaped gardens on three sides and has delightful views over the surrounding fields. The rear garden is tiered with lots of private space and outdoor dining areas. There is a garage/outbuilding and ample off-street parking for at least three cars.

## SITUATION

Westonbirt is a highly desirable and charming village situated in the South Cotswolds just 4 miles from Tetbury. The village is home to the famous National Arboretum which has a magnificent collection of trees, amazing walks, and plays host to various cultural events and concerts. Westonbirt School is on the doorstep and has a modern leisure centre and swimming pool as well as a 9 hole golf course open to the public. The popular Hare & Hounds hotel and bar is also situated a short walk away, as is the Beaufort Polo Club.

The thriving village of Sherston is just two miles away, and has an excellent public house, a village store and post office, cafés and other amenities. Ten minutes drive away is Tetbury, a busy historic Cotswold market town with a broad range of shops and amenities including a large supermarket, community hospital, surgeries and highly regarded schools catering for all ages. Tetbury also has a number of excellent independent boutiques, antique shops, hotels, cafes and restaurants. There are nearby Waitrose stores in Malmesbury and Cirencester.

Conveniently located less than half an hour from the M4 and M5 motorways, Westonbirt is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to nearby Kemble and Chippenham train stations which provide regular fast services to London and other regional centres.





West Cottage - Living Room



## West Cottage, 15 Westonbirt, Tetbury, GL8 8QT

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft  
 Outbuilding = 15.6 sq m / 168 sq ft  
 Total = 124.7 sq m / 1342 sq ft



FLOORPLANZ © 2014 0845 6344080 Ref: 139510  
 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## DIRECTIONS

From Tetbury, take the A433 Bath Road to Westonbirt. Opposite the entrance to Westonbirt Arboretum, turn immediately left down the hill and at the crossroads, turn left into Westonbirt village and the property is located on the left hand side.

Postcode: GL8 8QT

What3Words:  
 ///february.hiked.irritate

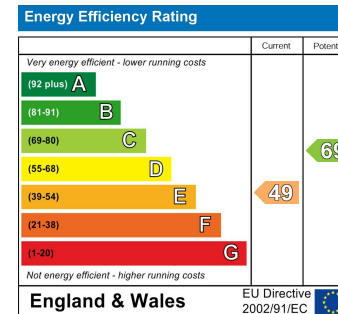
## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoor and in-home – 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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