



Stunning  
7 Bedroom  
Farmhouse  
in Shipton Moyne

£7,000 PCM

Hodges Farmhouse  
Shipton Moyne  
Tetbury  
GL8 8PR



Victoria Allman  
lettings

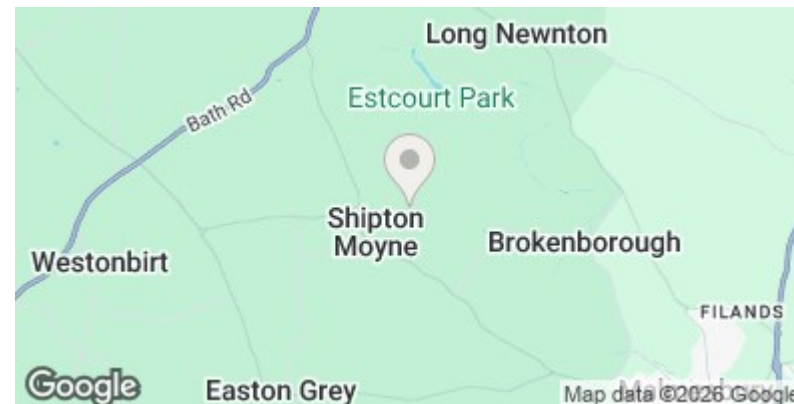
- Beautiful period Cotswold farmhouse
- Delightful rural village location south of Tetbury
- Four reception rooms, seven bedrooms
- Charming fitted kitchen with AGA
- Extensive south facing garden; seasonal gardener included
- Triple garage and ample private parking
- EPC Rating E
- Council Tax Band H (Cotswold)
- Available in early July on a long-term let

## SUMMARY

Hodges Farmhouse is a magnificent seven bedroom period farmhouse situated within a peaceful and very private rural setting on the edge of Shipton Moyne.

With generous living spaces, open landscaped gardens, and a fantastic village location, this is a perfect retreat for a family looking to enjoy life in the Cotswolds.

Hodges Farmhouse is available unfurnished from early July.



## DESCRIPTION

Tucked away down a private driveway and surrounded by woodland and open fields, Hodges Farmhouse is a beautifully finished seven bedroom detached home spanning over three floors. The welcoming entrance hall leads through to one of four spacious and light reception rooms, three of which have open fires. There is a beautiful and well-equipped kitchen complete with shaker-style fitted units and an AGA. The ground floor is completed with a utility room, separate boot room and WC.

Upstairs, there are four well-proportioned double bedrooms on the first floor, including one ensuite. There is an additional single bedroom as well as two well-presented family bathrooms. Up to the second floor, there are a further two double bedrooms. All of the bedrooms have character details, soft tones and splendid views of the surrounding countryside.

The property is surrounded by beautiful mature grounds and gardens laid predominately to lawn with well-established trees. The south facing rear garden is a highlight and includes an attractive patio area ideal for outside dining and entertaining. There is a triple garage and ample private parking on a large gravel drive.

## SITUATION

Shipton Moyne is a beautiful and highly sought after Cotswold village situated 3 miles south of Tetbury. The popular Cat and Custard Pot pub is within easy walking distance, whilst the village also has a village hall, church and playing field. Shipton Moyne is surrounded by rolling Cotswold countryside and is perfect for country walks. 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.

Nearby Tetbury is a busy historic Cotswold market town which offers a broad range of shops and amenities for everyday needs including a large supermarket, hospital, 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. Highly regarded schools in Tetbury and Malmesbury cater for all ages, and there are various private options to consider nearby. There are Waitrose stores in Malmesbury and Cirencester.

Conveniently located for the M4 and M5 motorways, Shipton Moyne 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.



7



3



4

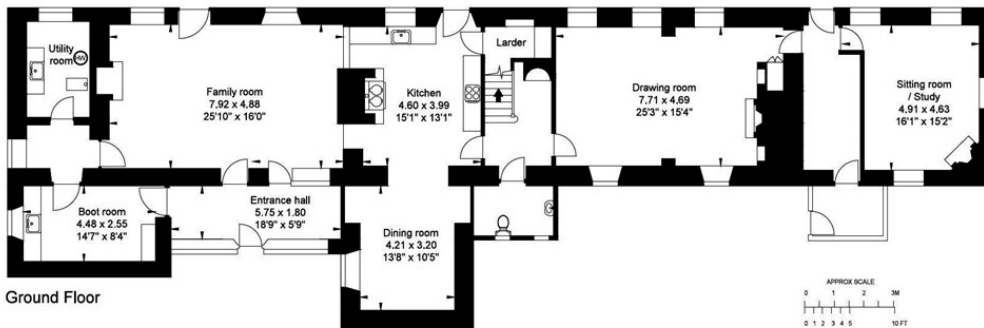
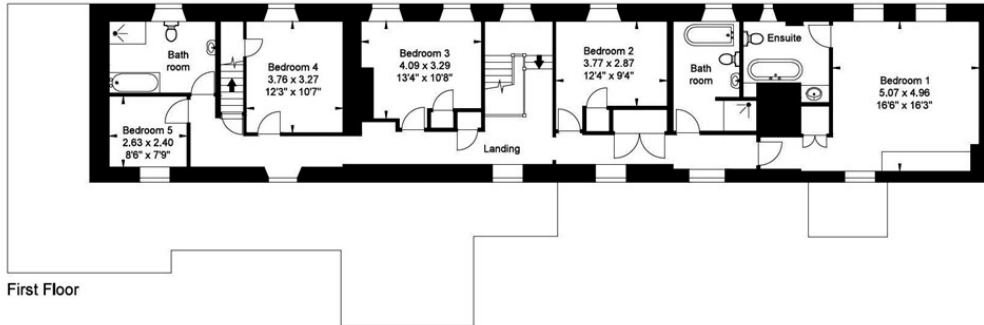
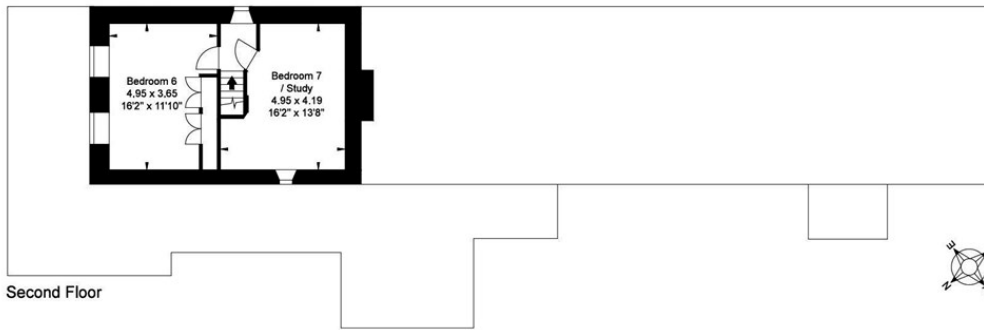


E



Hodges Farmhouse has a beautiful south facing rear garden





This plan is for guidance only and must not be relied upon as a statement of fact.

Hodges Farmhouse  
Shipton Moyne

APPROXIMATE GROSS INTERNAL FLOOR AREA:  
396 sq m (4,263 sq ft)  
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ma/6925

## DIRECTIONS

From the centre of the village, head north passing the Cat & Custard Pot Pub. Take the right hand turn at the crossroads and follow the lane all the way onto a private drive to locate the property.

Postcode: GL8 8PR

What3Words:  
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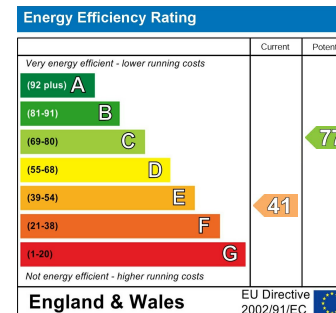
## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity and water, cesspit drainage and oil-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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