



BOX TREE COTTAGE

PUMP LANE, LONG NEWNTON, GLOUCESTERSHIRE

A semi-detached Cotswold stone character property with scope to update and glorious south facing gardens, a paddock, and a tennis court

Ground Floor: Entrance hall • Sitting room
Kitchen/breakfast room • Dining room
Cloakroom • Lift

First Floor: Main bedroom with bathroom and dressing room/fourth bedroom • Double bedroom • Bathroom

Second Floor: Bedroom

Outside: Gravel driveway • Ample parking
Double garage • Garden store • Stone outbuilding
South facing gardens with terrace • Walled garden
Field shelter • Paddock • Tennis court

All in about 1.283 acres

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DESCRIPTION

Constructed of Cotswold stone and extended in the 1970's, Box Tree Cottage is a wonderfully characterful village home that has been lovingly owned by the same family for over 50 years. With enormous charm, the property now offers an exciting opportunity for an incoming purchaser to update, remodel and extend (subject to necessary consents) to create a truly exceptional home.

Extending to over 2,000 sq ft, the accommodation is both generous and versatile and arranged over three floors. The ground floor centres around a substantial sitting room with an open fireplace, alongside a kitchen and separate dining room. To the upper floors are three bedrooms, including an impressive principal bedroom suite with adjoining dressing room (which could serve as the fourth bedroom), which are served by a family bathroom. There is currently a lift installed.

OUTSIDE

Outside, Box Tree Cottage affords ample gravel parking to the front and a double garage. The beautifully maintained south facing gardens run to the side of the cottage with a patio terrace spanning the width of the house offering a wonderful space for entertaining. The gardens, bordered by Cotswold stone walls, are mainly laid to lawn and are beautifully planted with a variety of established plants and flowers, trees and hedging. An open-fronted stone outbuilding is currently used for storage but could be turned into a wonderful outdoor dining area. There is also a useful stone garden store.



At the end of the garden is a gate through to a paddock. The paddock is positioned behind the walled garden and has a five-bar wooden gate to the village lane. The paddock is screened from the road with tall mature trees. The tennis court is located to the eastern side of the gardens adjacent to the field shelter.

SERVICES

Mains water and electricity. Gas central heating. Private septic tank. Gigaclear in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council



COUNCIL TAX

Band G

EPC

Band E

VIEWINGS

Viewings strictly by appointment only.
Please telephone Butler Sherborn Cirencester Office -
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DIRECTIONS (GL8 8RN)

Box Tree Cottage is the first property on the right-hand side as you drive up Pump Lane.

what3words: ///puppy.sunflower.ignites

Box Tree Cottage

Approximate Gross Internal Area = 192.3 sq m / 2070 sq ft

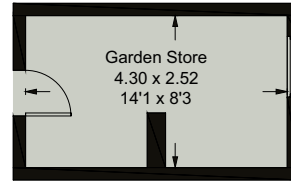
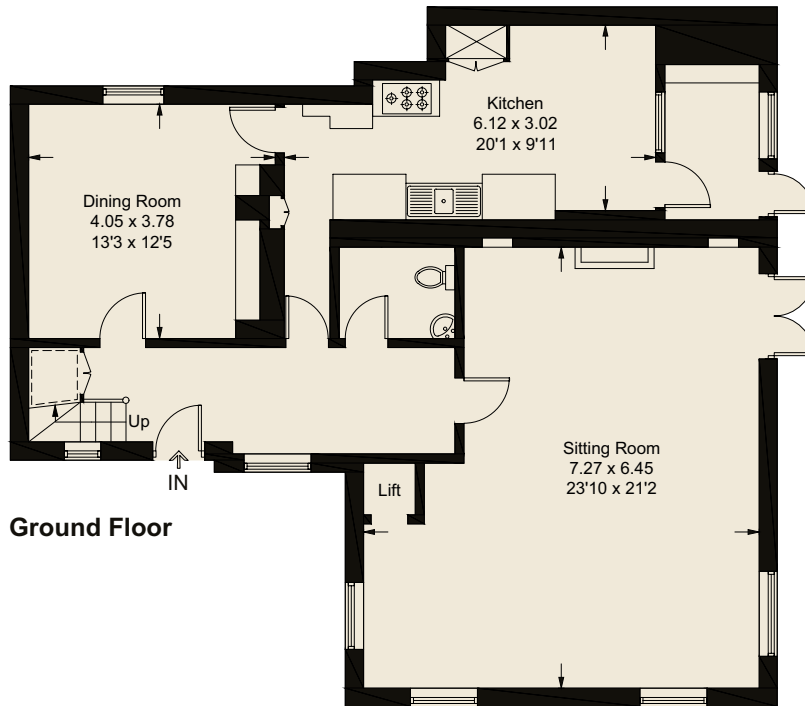
Outbuildings = 47.9 sq m / 515 sq ft

(Including Garage)

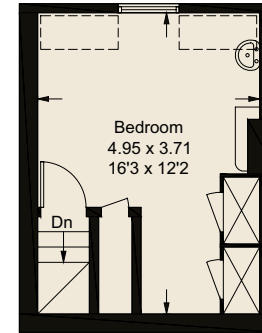
Total = 240.2 sq m / 2585 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301629)

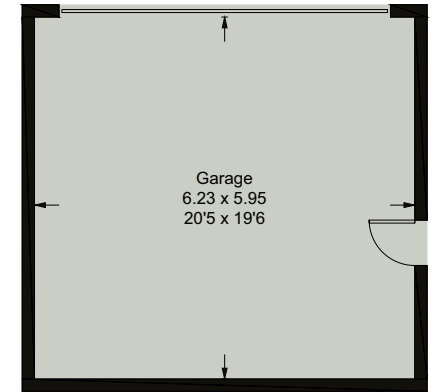
 = Reduced headroom below 1.5m / 5'0



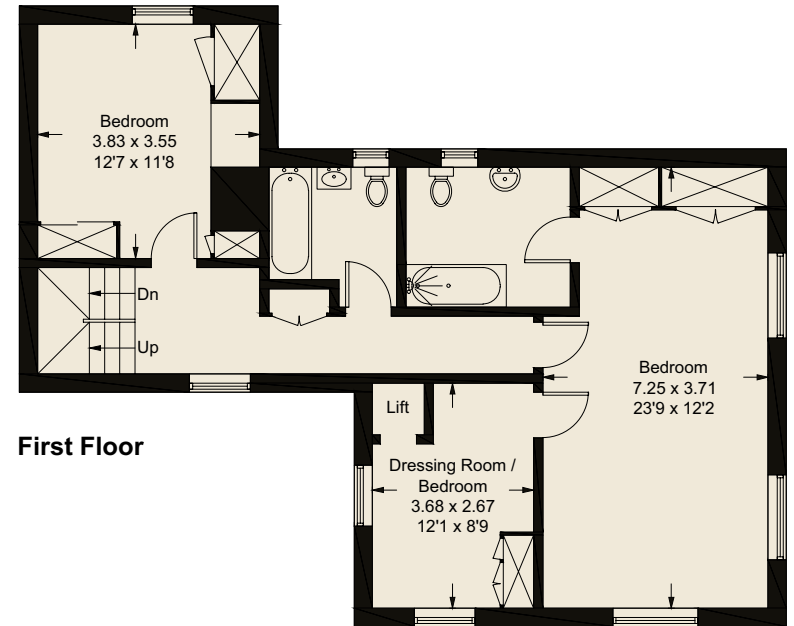
(Not Shown In Actual Location / Orientation)



Second Floor



(Not Shown In Actual Location / Orientation)





Pubs & Restaurants

The Snooty Fox, Tetbury 1.4 miles
The Blue Zucchini, Tetbury 1.5 miles
The Potting Shed, Crudwell 3.4 miles
The Cat and Custard Pot, Shipton Moyne 4 miles



Schools

St Marys, Tetbury 2.5 miles
Sir William Romney School, Tetbury 2.2 miles
Malmesbury School 6 miles



Towns

Tetbury 1.5 miles
Malmesbury 3.5 miles
Cirencester 11 miles



Train Station

Kemble 7.5 miles
Chippenham 13.5 miles

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