



8 Kingscote, Nr Tetbury, Gloucestershire, GL8 8XZ
£585,000

PETER JOY
Sales & Lettings



8 Kingscote, Nr Tetbury, Gloucestershire, GL8 8XZ

A beautifully presented extended Cotswold stone character home in an idyllic spot in sought after Kingscote Village with three bedrooms, bathroom with separate shower, good living spaces, a large south facing garden and a detached insulated home office/studio

ENTRANCE PORCH, ENTRANCE HALL, 17' SITTING ROOM, 26' KITCHEN/DINING ROOM, THREE BEDROOMS, BATHROOM WITH SEPERATE SHOWER, GOOD GARDENS, PARKING AND A DETACHED INSULATED HOME OFFICE/STUDIO

Viewing by appointment only

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Description

8 Kingscote is a beautifully presented period property situated in an idyllic spot in Kingscote, a pretty village a few miles south west of Nailsworth. This location is very much part of the welcoming local community, with a village hall and parish church close by with country walks in every direction. The property is built using traditional methods under a pitched tiled roof and has been the subject of comprehensive renovation and extension in the recent past, with character accommodation arranged over two floors. An Oak framed porch, entrance hall, first class 26' kitchen/dining room and 17' sitting room with fireplace are on the ground floor. A staircase leads up from the hall, with a large landing, three bedrooms and a bathroom found on this level. Stylish décor and tasteful furnishings highlight original features, and every window enjoys a pleasant, 'green' outlook.

Outside

The interior is complemented by great gardens, parking and a large home office/studio. The majority of the garden is at the front of the property and is south facing - a long, level plot that stretches away from the house. It is mostly laid to lawn, with colourful, established planting surrounding this, and there is a great paved area by the house - the perfect spot to entertain and relax. The parking is at the end of the garden, with a gated access from the lane. The property also benefits from a second garden area. This is detached from the property, and is accessed via a shared pathway that runs along the back of the cottages. The current owners have sited a super timber built insulated home office/studio here, which will no doubt be of huge benefit as the now de rigueur work from home space. The property, and the neighbouring properties in the terrace, have use of a right of way over the terrace the front and rear.

Location

Kingscote is a village and civil parish in the Cotswold district of Gloucestershire, England, set on the uplands near the south western edge of the Cotswold hills. It is situated about two miles east of Uley, five miles east of Dursley, four miles west of Tetbury and four miles northwest of Nailsworth, where our office is based. The landscape is designated an 'Area of Outstanding Natural Beauty', with open fields and some lovely country walks on the doorstep. A good range of shops and amenities are within available at the aforementioned towns and junctions of the M4 and M5 motorways are within easy reach. Railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and a direct London (Paddington) service.

Directions

From our Nailsworth office proceed up the A46, passing the turning for Horsley on your right. Continue on to Calcott Manor, and turn right at the traffic lights on to the A4135. Follow this road, and turn right just after The Hunters Hall on the left and The Matara Centre on the right, signposted for Kingscote. Follow this road, and the property can be found on the right, gable end on to the lane, before the road bends to the right.

Property information

The property is freehold. Mains electricity and water, oil fired central heating and a private drainage system. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

Local Authority

Cotswold District Council Trinity Road Cirencester Gloucestershire GL7 1PX Tel: 01285 623000



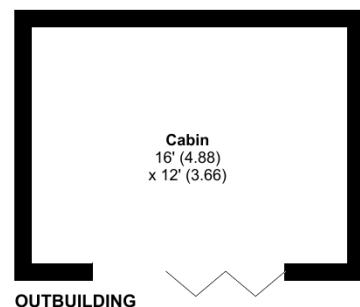
Kingscote, Tetbury, GL8

Approximate Area = 1113 sq ft / 103.4 sq m

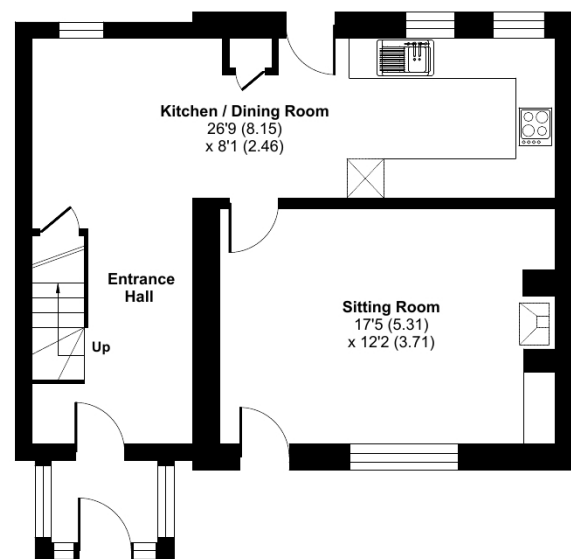
Outbuilding = 192 sq ft / 17.8 sq m

Total = 1305 sq ft / 121.2 sq m

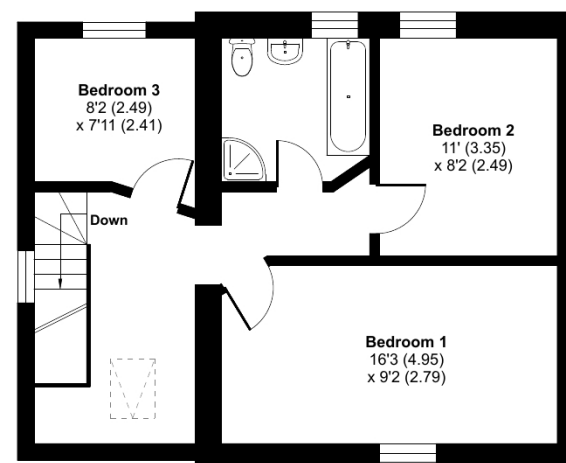
For identification only - Not to scale



OUTBUILDING



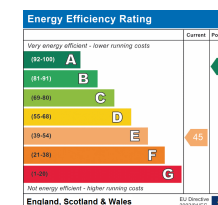
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 971845



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.