



Winter Brook, Long Newnton Road, Tetbury, Gloucestershire, GL8 8XA
£925,000

PETER JOY
Sales & Lettings



Winter Brook, Long Newnton Road, Tetbury, Gloucestershire, GL8 8XA

A beautifully appointed individual detached Cotswold stone house situated within a conservation area on the outskirts of Tetbury in a streamside location with three bedrooms, two reception rooms, parking, landscaped gardens (currently being completed) and 0.76 acres of wonderful woodland with some interesting Grade II Listed folly buildings.

ENTRANCE HALL, CLOAKROOM/WC, 20' SITTING ROOM WITH BI-FOLD DOORS, DINING ROOM, 16' KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, TWO FURTHER DOUBLE BEDROOMS, GATED GRAVELLED DRIVE WITH SPACE TO PARK AND TURN, LANDSCAPED GARDENS (BOTH UNDER COMPLETION) AND 0.76 ACRES OF LOVELY WOODLAND WITH TWO GRADE II LISTED COTSWOLD STONE FOLLIES AND AN ARTESIAN WELL.

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Winter Brook is a superb individual detached property in a lovely streamside location in Tetbury. This sought after location, within the conservation area of Tetbury, allows for easy access to the shops and amenities of this historic market town, with country walks on the doorstep. The current owner bought this very special site some years ago, and immediately had a vision of a building a unique, energy efficient home here. Some years later they purchased three quarters of an acre of adjoining woodland, and this is now being sold with the house, offering prospective buyers a unique opportunity to buy a newly built home with parking and a waterside garden with the additional benefit of your own wood, which is inhabited with wildlife and some very interesting historic Grade II listed folly buildings. The property is built from natural Cotswold stone under a stone tiled roof. The build process has been a real labour of love, with spacious accommodation arranged over two floors. A welcoming entrance hall greets you, with a well appointed 16' kitchen/breakfast room on the left. A 20' sitting room with bi-fold doors that open onto the garden is on the right of the hall, with a dining room behind this. There is also a cloakroom/WC on this floor. A staircase leads up from the hall to a large, airy landing. A principal bedroom with en suite shower room, family bathroom and two further double bedrooms are on this on this floor. The floor space on offer here is larger than many four bedroom houses. Carefully considered, high quality fittings and tasteful décor have been used throughout the house, complementing this unique property, and the large plot means that there is plenty of space to extend the property in the future should a buyer choose to.

Outside

The landscaping at Winter Brook is currently (19/9/24) underway, and the lead image used is a CGI augmented picture to give an indication of how this space will be finished. There will be a gated gravelled drive with space to park several vehicles, and a level lawn area. In addition, the property owns 0.76 acres of woodland, which is found just over the stream that borders the garden. This lovely woodland area is a real hotbed for wildlife, and the eventual buyer will have the joy of watching deer, foxes and other animals wandering through the trees. Unusually, the woodland includes two charming Grade II listed folly buildings, two unusual stone wall 'plunge pools' that are filled with water in the winter months, and a stone lined Artesian well. There is also an area of open land at the edge of the wood within the title. This additional woodland area makes an already attractive property entirely unique, and a real opportunity for one lucky buyer.

Location

The historic, thriving Cotswold town of Tetbury boasts an extensive range of independent shops and boutiques alongside numerous restaurants, cafes, hotels and antiques shops. There are two supermarkets, a post office, doctor and dentist surgeries, a hospital plus well regarded primary and secondary schools. In addition to these there are several other state, independent and private educational options within easy reach. Close by are the royal estates of Highgrove and Gatcombe Park along with the beautiful and renowned Westonbirt Arboretum. Tetbury's geographic position makes it well located for both M4 and M5 motorways offering easy access to Cheltenham (23 miles), Bath (27 miles) and Bristol (30 miles) with the local towns of Cirencester (10 miles) and Nailsworth (7 miles) nearby. Railway stations at Stroud (11 miles) and Kemble (8 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn right and proceed along the A46 in the direction of Bath. Pass the Tippits Inn and continue for a couple of miles. Turn left at the traffic lights, towards Tetbury, and pass through Beverstone. Enter Tetbury and pass the turning for Cutwell on the right. Continue into the town and turn right onto the High Street. Take the second exit at the roundabout, passing the Town Hall on your right. Follow the road around to the right and continue down the hill and the turning for the property can be found on the right.

Agent Note

The owner is retaining a parcel of land to the right of the drive and will apply for planning permission for a garage here. This could be sold to the buyer of the house if an agreeable price can be negotiated. Two other properties have a right of access over the drive leading down to the property. The lead image used is CGI augmented to give an indication of how the garden and drive will be finished, but this may vary from this design.

Property Information

The property is freehold. Gas central heating, mains electricity, water and a private drainage treatment plant 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 superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

Local Authority

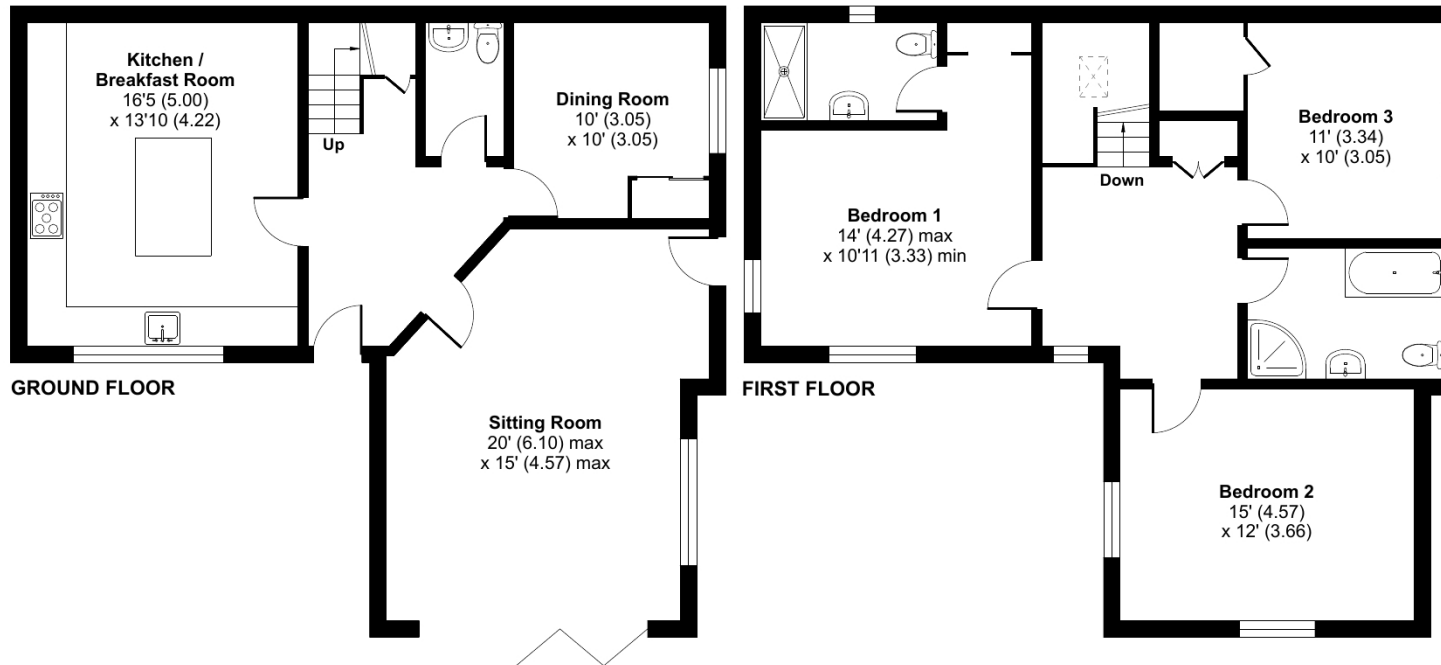
Cotswold District Council Trinity Road Cirencester Gloucestershire GL7 1PX Tel: 01285 623000



Long Newnton, Tetbury, GL8

Approximate Area = 1572 sq ft / 146 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1164588

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92-100	A		91
81-91	B	83	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.