

I THE PARK

KINGSCOTE • NR TETBURY • GLOUCESTERSHIRE



savills

I THE PARK

KINGSCOTE, NR TETBURY,
GLOUCESTERSHIRE

A delightful period house set in a glorious garden
within an unspoilt and quiet Cotswold village

Nailsworth 3 miles, Tetbury 5.5 miles, Kemble Station 13 miles,
Cirencester 17 miles Bath 24 miles
Cheltenham 28 miles.

(All mileages and times are approximate)

ACCOMMODATION SUMMARY

Entrance Hall • Sitting Room
Kitchen/breakfast Room • Dining room • Utility Room
Cloakroom • 4/5 Bedrooms • 2 Bathrooms
English Country Garden • Private Parking

DIRECTIONS

From Cirencester take the A429 (turns into the A433 just outside Cirencester) to Tetbury. On entering Tetbury turn right onto the road signposted to Dursley. Continue along this road, crossing over the A46 at the traffic lights. On entering Kingscote take the first right turn opposite Hunters Hall public house. Continue through the village and 1 The Park is found on your right hand side directly after the church.





SITUATION

Kingscote is a small village in the south Cotswolds, about 6 miles to the west of the ancient market town of Tetbury. The surrounding countryside of rolling farmland and woods remains very unspoilt and is officially recognised as being an area of Outstanding Natural Beauty.

Kingscote has minimal passing traffic but is well placed for access to most of the area's major centres, as well as the rest of the country. Bath, Bristol, Cheltenham, Stroud and Gloucester are all within commuting distance and both the M4 and M5 motorways are within 14 miles, the former at Junction 18 (Tormarton) and the latter at Junction 13 (Stroud). Kemble Station is about 13 miles drive and offers intercity service to London, Paddington (scheduled to take about 75 minutes).

Both Tetbury and Nailsworth (3 miles) offer a good range of shops and services to cater for most everyday needs. The larger centres of Bath and Cheltenham have a particularly wide range of speciality shops as well as theatres and other cultural amenities.

Gloucestershire is noted for its schools, both state run and private. Of the former there are Sir Willam Romney's School in Tetbury, as well as The Marling and Stroud High in Stroud. In the private sector there is Beaudesert Park pre and preparatory school at Minchinhamoton, Wycliffe College at Stonehouse, Westonbirt School for girls and the Cheltenham Colleges.

There are a number of golf courses in the area, including those at Minchinhampton, Westonbirt, Ullenwood and Wotton-under-Edge and many lovely walks are available in the surrounding countryside and Westonbirt Arboretum. The Cotswold Water Park at South Cerney also offers many opportunities for water sports enthusiasts and there is racing at Cheltenham and Chepstow. Calcot Spa is about 2 miles away.

DESCRIPTION

1 The Park is found in the heart of an unspoilt village and from the enchanting garden there is a quintessential English view of the 13th Church. Although in the centre of the village the property is particularly private being well screened by mature trees and shrubs. The present owners have enlarged and much improved the house so as to provide extremely comfortable living accommodation.

The whole house has a warm and welcoming feel and the size of the two reception rooms makes it ideal for entertaining. The dining room is a very elegant room and has a dressed stone fireplace and woodburning stove, whilst there is a very efficient Stovax insert fire in the sitting room. Both rooms have high ceilings, direct access into the garden and are interchangeable in use. At the hub of the house is the kitchen/breakfast room which opens directly onto a sunny entertaining terrace. There are a range of wall and floor units, as well as an island unit, Belfast sink, AGA which also supplies hot water, a walk in larder and a Jerusalem limestone floor. There are ceiling beams in the kitchen and dining room.

Off the naturally light entrance hall is the utility room with back stable door, storage cupboards and a cloakroom. The rear hall has a useful wine store and further access to the garden.

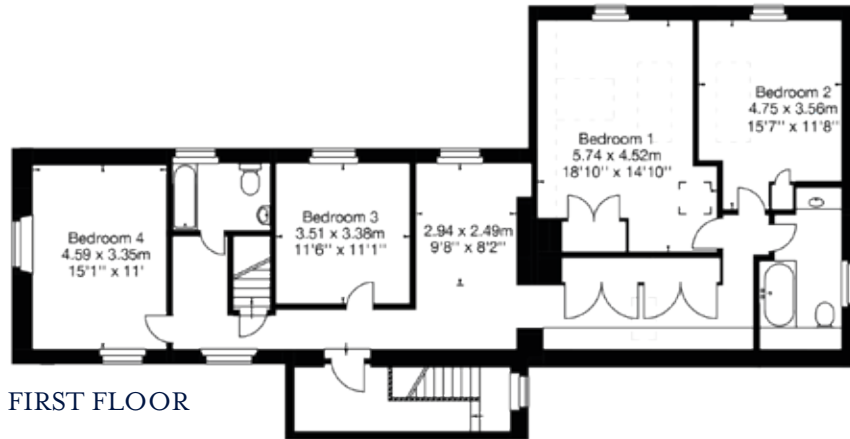
On the first floor there are four good sized double bedrooms (two with vaulted ceilings) and two bathrooms. There is a large landing area which is currently used as a study but could be converted to form an additional bedroom.

This floor benefits from plenty of fitted double wardrobes and storage cupboards. There is a further bedroom on the second floor with a Velux window. It should be noted that the property was originally part of a coach house and is slightly attached, although hardly noticeable.

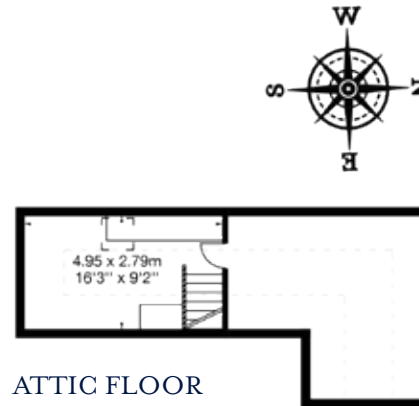
Outside there is a gravelled parking area surrounded by mature shrubs. Adjacent to the kitchen is a superb terraced area being perfect for outside entertaining. Steps lead up to a

1 THE PARK

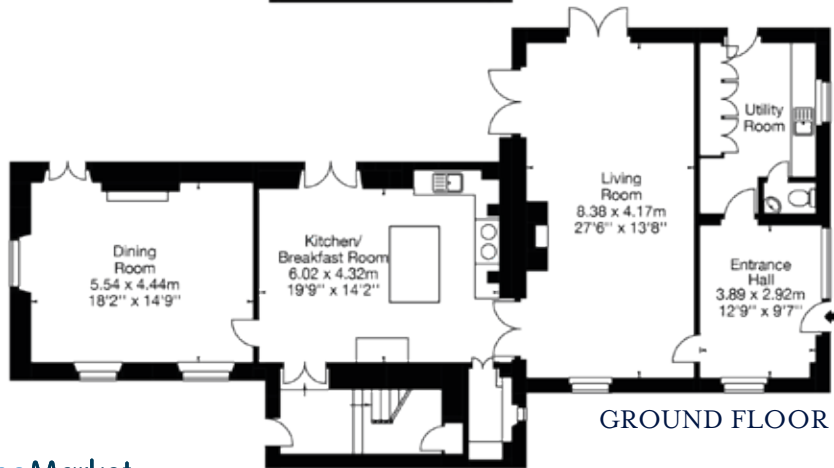
Approximate Gross Internal Area:
3222 Sq Ft - 299 Sq M



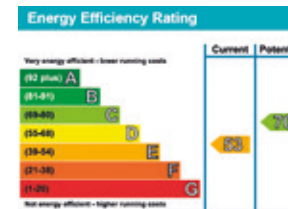
FIRST FLOOR



ATTIC FLOOR



GROUND FLOOR



lawned (also accessible from the terrace) area defined by Yew hedging and having a private sun terrace. The remainder of the garden is divided into separate rooms creating an idyllic setting for the house which are both colourful and interesting. The backdrop of the church is picture perfect particularly when coupled with the absorbing herbaceous borders and varied shrubs. The kitchen garden is partly separated by trellising and a laurel hedge with greenhouse and garden shed (electricity connected). An additional garden shed is tucked away in a wooded, less formal area, which forms the western boundary. In short a special and tranquil garden which has matured over many years.

LOCAL AUTHORITY

Cotswold District Council.

POSTCODE

GL8 8XY

SERVICES

Mains Electricity, Private Water and Drainage, Oil Fired Central Heating.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc are excluded but may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Savills.

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