



LONGTREE HOUSE

CUTWELL, TETBURY, GLOUCESTERSHIRE



LONGTREE HOUSE

CUTWELL • TETBURY
GLOUCESTERSHIRE

Kemble Station 7 miles • Cirencester 11 miles
Swindon 22 miles • Bath 26 miles
Cheltenham 28 miles • Bristol 28 miles
(all mileages and times are approximate)

A fine family home situated
on the edge of town

Entrance Hall • Cloakroom • Drawing Room
Study • Dining Room • Kitchen • Utility/Boot Room

4 Bedrooms • 2 Bathrooms

Self contained annexe comprising:
Sitting Room • Kitchenette • Bedroom • Bathroom

Double Garage • Landscaped Garden • Private Parking





SITUATION

Tetbury is a popular and lively traditional Cotswold market town, well known for its 17th and 18th Century architecture. Historically, the town was known for its antique shops but today boutique and specialist shops, together with cafes, restaurants and bistros have come to the fore. As a result there is a bustling feel to the town with well known shops including the Highgrove shop, Quayles Delicatessen and the award winning Hobbs bakery. For more general shopping there is a Tesco superstore on the edge of the town and, twice a week, there is an open market under The Market House. The town, once voted the third best town in which to live by Country Life Magazine, also supports a splendid Parish Church which has been described as having one of the best Georgian gothic designs; it has the fourth highest church spire in England. There is a Waitrose in nearby Malmesbury.

Close to Tetbury is the world famous Westonbirt Arboretum which covers 600 acres and boasts one of the most varied specimen collections in Europe as well as some 17 miles of trails. Other recreational opportunities include golf at Westonbirt and Minchinhampton, water sports at the Cotswold Water Park, polo at the Beaufort Polo Club, motor racing at the Castle Combe circuit and there is a spa at nearby Calcot Manor. Tetbury is also well placed for the commuter with Kemble train station (direct regular access to London Paddington in 85 minutes) nearby and the M4 also within easy reach. Larger commercial centres include Bath, Bristol and Cheltenham, all of which provide excellent shops and theatres. There are many highly regarded local primary and secondary schools in nearby Oaksey, Crudwell, Kemble, Malmesbury and Cirencester as well as a wide choice of well known private schools within the area including Westonbirt School which caters for all ages.



DESCRIPTION

Longtree House is an impressive family house which was built in the 1970's although subsequently enlarged in 1984. Indeed there is now a completely self contained annexe which has its own front door but also links through to the main house. The property occupies a desirable position within the town and yet is close to open countryside with easy access to footpaths. The property also includes a splendid garden and benefits from plenty of private parking.

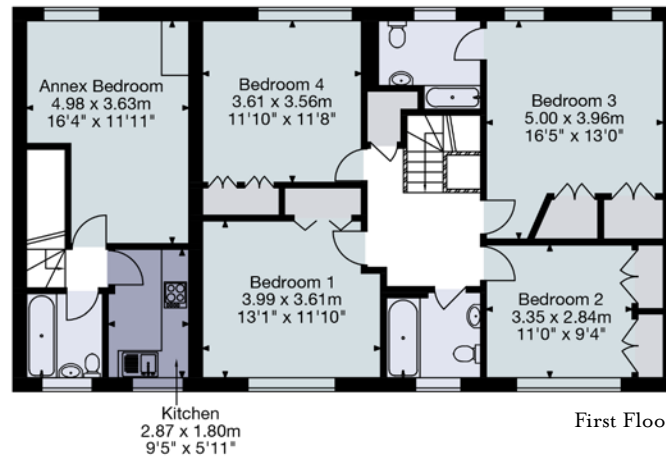
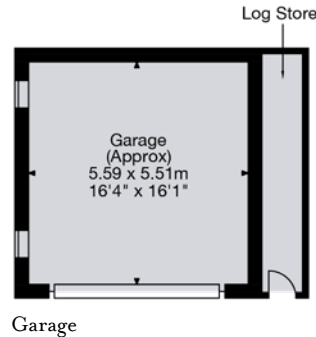
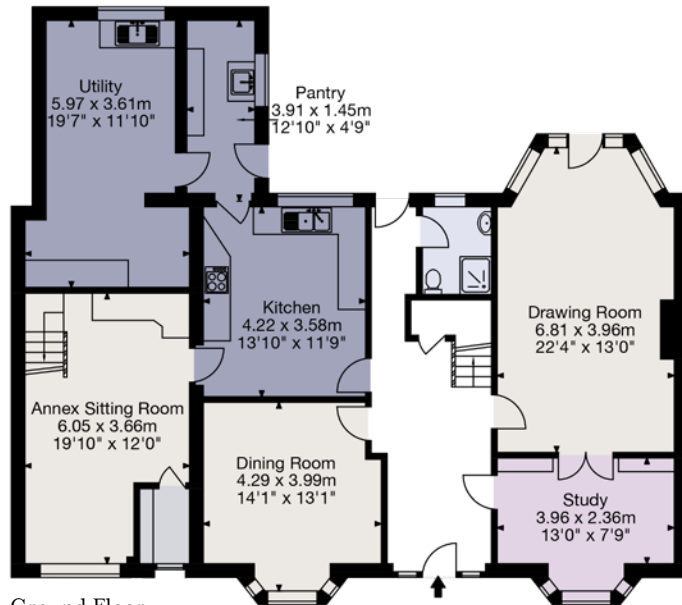
An entrance portico with front door leads into the entrance hall from which all reception rooms lead. The drawing room is a lovely entertaining room with central fireplace and display alcoves. A glazed panelled door leads into the garden and double doors lead into the study/sitting room which is fitted with bookshelves. On the opposite side of the hall is the dining room with a serving hatch from the kitchen. The kitchen is fitted with a range of wall and floor cupboards and includes a 4 ring gas hob and split level double oven. Adjacent is a boot room off which is a very generous sized utility room which could well be put to other uses. There is a cloakroom off the hall. On the first floor there are four bedrooms, three having wash basins and the main one having an ensuite bathroom. All have fitted wardrobes. There is access to the attic via a Slingsby type ladder.

A secondary front door leads into the self contained annexe which is capable of fulfilling a number of different requirements. On the ground floor there is a sitting room whilst on the first floor there is a kitchenette, bedroom and bathroom.

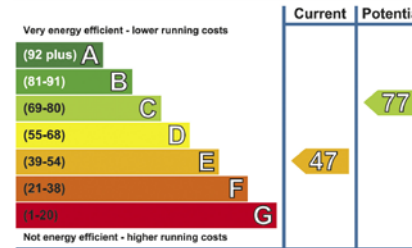
Mature hedging encloses part of the front garden where there is a vegetable area behind the detached double garage. There is also plenty of gravelled parking. To the rear is a flagstone terrace with a dwarf wall beyond which is an expanse of lawn extending to the summerhouse. In addition to the shrub borders there is a magnolia tree Easter tree and an apple tree. The whole is enclosed by stone or brick walling and from the garden there are glimpses of Tetbury's famous church spire.

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Approximate Gross Internal Area:
Main House: 254 sq.m. / 2736 sq.ft.
Annexe: 24 sq.m. / 263 sq.ft.
Total: 278sq.m. / 2999 sq.ft.



Energy Efficiency Rating



TENURE

Freehold

POSTCODE

GL8 8EB

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Cotswold District Council

FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

DIRECTIONS

From the centre of Tetbury take the Bath road towards Westonbirt. After nearly half a mile turn right into Berrells Road. This lane leads into Cutwell and Longtree House is the second property on the right, the nameplate is visible on the wall and the property is approached through white gates.

VIEWINGS

Strictly by appointment with Savills.



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