

# GRACE'S HOUSE

WESTONBIRT • GLOUCESTERSHIRE



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Tetbury 3 miles, Malmesbury 5 miles, M4 (Junction 17) 8 miles,  
Kemble Station 10 miles (London Paddington from 78 minutes), Cirencester 13 miles, London 100 miles  
(All distances are approximate)

An exquisite interior designed house in an enviable position.

## Main House

Entrance hall | Kitchen/dining room | Drawing room | Sitting room | Cloakroom, | Utility room | Cellar  
Four bedrooms | Three bathrooms

## Grounds

Front and rear gardens | Private parking



Savills Cirencester  
1 Castle Street, Market Place  
Cirencester, Gloucestershire  
GL7 1QD  
sebastian.hipwood@savills.com  
01285 627550



Situation

Westonbirt is a charming village situated in the south of the Cotswolds and is within a Conservation Area. In addition to the Church and the hotel, there is also the world renowned Westonbirt Arboretum. The nearest town of Tetbury is a popular and traditional market town well known for its 17th and 18th Century architecture. Although the town is noted for its antique shops there are a wide range of everyday shops, exclusive boutiques, restaurants, cafes as well as two supermarkets. The larger centres of Cirencester and Bath are approximately thirteen and twenty two miles away respectively and provide a more extensive range of shopping and recreational facilities.

The area is ideal for those with equestrian interests with polo being played at Beaufort Polo Club. The property is within the Monday country of The Duke of Beaufort's Hunt and Westonbirt is also close to Badminton and Gatcombe horse trials. Other recreational pursuits include golf in the village and also at Minchinhampton; sailing at the Cotswold Water Park; swimming and gymnasium at the Westonbirt Sports Hall and motor racing at the Castle Combe circuit. There are a range of annual festivals in Bath, Bristol and Cheltenham.

The property is conveniently located with access to the M4 at Junctions 17 and 18 which provide easy access to London as well as Bristol where it links with the M5. There is also a regular rail service to London Paddington from Kemble or Chippenham, both approximately ten miles away.



There are numerous schools within convenient driving distance, with Rosehill Westonbirt being within walking distance. Other highly regarded schools include Beaudesert Park Preparatory School, St Mary's Calne, Marlborough College as well as the schools and colleges in Cheltenham, Oxford and Bath.

Description

Grace's house is an outstanding and well appointed house within this outstanding coach house development. As you enter, there is a large and welcoming entrance hall which complete with double height ceilings giving a real feeling of space. To your left is a well proportioned drawing room with working log burner and fitted joinery. This is mirrored on the other side by a further snug/sitting room. At the rear of the house is a cloakroom, additional reception room (currently used as another bedroom) and a handmade bespoke kitchen which further benefits from a dining area and

double doors into a south facing garden.

There is also a cellar area which includes a wine store and additional storage.

Upstairs there are four double bedrooms and three well fitted modern bathrooms. There is a spacious landing area which could be used as an additional seating area should one wish.

The property has both a front and rear garden, both of which are walled, private and include a range of well planted borders. There is also parking for two cars.





### Services

Mains water and electricity. Oil fired central heating.

### Viewings

Strictly by appointment with Savills.

### Local Authority

Cotswold District Council

### Postal Address

Grace's House, Westonbirt, Tetbury, Gloucestershire, GL8 8QH

### Tenure

Freehold

### Council Tax

Band F

### Directions

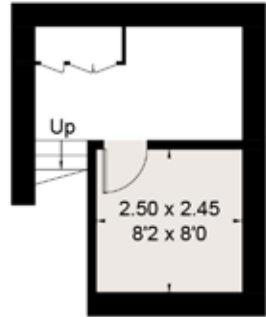
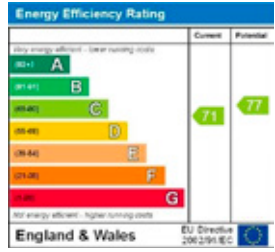
From Tetbury take the A344 Bath Road towards Didmarton. After about 2 miles turn left immediately before the Hare and Hounds into Bowdown Road. The Estate Yard is the first turning on the right and Graces House is the last house but one on the left.

Approximate Area = 297.9 sq m / 3206 sq ft

(Excluding Voids)

Including Limited Use Area (20.1 sq m / 216 sq ft)

For identification only. Not to scale.



Lower Ground Floor



Ground Floor



First Floor

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