

THE PRIORY
TETBURY
**A Present
From The Past**



STONEWOOD
HOMES

Gestalt (Noun)

A perceptual pattern or structure
possessing qualities as a whole that
cannot be described merely as a
sum of its parts

The Priory is more than
a reimagined Grade II
listed building. It's more
than 6,000 sq ft of calm
space. It's more than a
beautiful five-bedroom
home. It's a 300-year-old
story. A story with a new
chapter to be written.



THE
PRIORY

WRITE
YOUR OWN
HISTORY



Wander up Chipping Street and, amongst the rugged sea of luminous Cotswold stone, your eye will glimpse a building where the path rises. A building that doesn't flaunt its idyllic location, but nestles into its surroundings. This is The Priory. And inside is a world as enriching and inspired as can be imagined.

As you tread the timber parquet, you'll feel this sense of connection – to history, to the community, to the present moment. An experience born of careful design and materials as storied as the home itself. Together, they provide substance. An enhanced sense of belonging and permanence that transcends the everyday.

Across three centuries, The Priory has been a refuge, a place of worship, a haven for those in need. Now it's time it became a home again. Time for a new history.



LIGHT FLOODS IN

The room comes alive. The cornicing reveals its intricate secrets. The raised ceilings liberate the serene space above you. The sash windows beckon you forward.

The Priory's Main House has 300 years of history to share. You'll find these stories in every nook and cranny of your five-bedroom home; each room stripped back and restored with artful passion to celebrate the depths of its original craftsmanship.

Timeless design given new life in this modern context.

Warm by the hearth in the living room. Pour a glass of something and thumb the pages of a classic in the library. Watch the steam rise as an espresso cools on the OMIT quartz kitchen counter. Or run your hand along the timeworn banister as you spiral down into the cool of the basement.

This is your home. An inspired space for life.



THE SOUL BENEATH YOUR SHOE

The Priory's flooring celebrates nature's own designs. Sophisticated and timeless, these timber selections create a welcoming and subtle style that brings an understated elegance to your home. The result is soulful flooring that ensures beauty underfoot throughout The Priory.







HISTORY IN THE REMAKING

The Priory has borne witness to world-changing events, both progressive and destructive, for three centuries. It should come as no surprise that, in the 18 months that it's taken to bring the building's beauty back to the fore, it has weathered more storms both literal and figurative.

In February 2020, in quick succession, Storms Ciara and Dennis lashed the house's windows with deafening authority and revealed more weaknesses to remedy.

In March, a global pandemic threatened our way of life and changed how we work as social change shook the world. Yet here we are. Ready to embrace the future with a new story in The Priory's history.

“The truth is that it has no colour that can be described. Even when the sun is obscured and the light is cold, these walls are still faintly warm and luminous, as if they knew the trick of keeping the lost sunlight of centuries glimmering about them.”

J.B. Priestly on Cotswold stone



GO FORTH ON FOOT

The Priory belongs to Tetbury. It's part of the community. Locals will gladly tell of its many incarnations and inhabitants; its pivotal role in a market town made by wool and constructed in stone.

But what it is to live here now.

Step outside and you're immediately amongst it. The ancient architecture, the bustle of the marketplace, the neck-achingly elegant spire of the Parish Church.

To quench an immediate thirst, take a sharp left for a swift half at The Royal Oak. Alternatively, follow your nose to the end of Chipping Street and the Snooty Fox will stand you in good stead to explore the rest of town.

And what lies in store. The independent cafes and bakeries that lure you in with their barista-brewed coffee and freshly baked loaves. The artisan boutiques, antique stores and dainty bistros. Time it right, and the marketplace lives up to its name with an array of fresh farmers' produce.

This retail retreat is balanced by the cultural. Since opening in 2017, Tetbury Goods Shed Arts Centre has provided a local haven for concerts, theatre, exhibitions and film.

The town's events are crowned by the annual Woolsack Races. Burdened by a 60-pound sack of wool, foolhardy entrants charge up and down Gumstool Hill in a backbreaking nod to the town's industrial heritage.





The Chipping Steps –

A cobbled lane flanked by weavers cottages.

Long Street –

Door to door antiques from all eras.



The Marketplace –

The town’s focal point to this day.



French Market –

Held annually to sate local Francophiles.



WOOL NATURALLY

In a playful nod to Tetbury's industrial heritage, the carpets adorning The Priory's bedrooms are handwoven from 100% undyed wool. A beautiful material that lends each room a reassuring, warm feel underfoot and a suitably natural aesthetic.



LET CURIOSITY GUIDE YOU

Upon its hill, bounded by the River Avon and its tributary brook, Tetbury symbolises the southern gateway to the Cotswolds. A base from which rolling hills, undulating fields and countless breathtaking walks are so tantalisingly close. But there's much more to this alluring part of the world.

Westonbirt, the National Arboretum, is a short drive or ride away. Get wonderfully lost in 600 acres of towering native and exotic trees as you connect with nature and admire the seasonal shifts in colour.

Manor houses and estates abound. The fully-restored Calcot Hotel & Spa invites tired bodies to park up and wind down in truly inspired surroundings. While Highgrove Royal Gardens is home to flora and fauna that unfolds with breathtaking beauty.

Fine food is plentiful across the region. For those who value the esteemed recognition of a Michelin star or two, The Bybrook at Castle Combe and Niall Keating's menu at Whatley Manor must surely be at the top of the gastronomic to-do list.

Arguably, the region is best admired from two wheels. Meander down the old rail path or weave along country lanes, happening upon villages here and there. Let the day find you: a drink at the elegantly simple Trouble House, a well-earned latte in the Jolly Nice Farmshop, a local game of cricket or boules, applauded from the side.

For bright lights and big cities, Bristol and Bath are accessed with ease from the M4, while Cheltenham is just a delightful drive across the Cotswolds. But your nearest larger town is Cirencester. Here are all the everyday amenities you can think of, with a range of supermarkets, chain stores, doctors' surgeries and hospitals.



Cotswold Water Park –

Over 40 square miles of wetland to be explored ashore or onboard.



Cirencester –

Enjoy culture in Cirencester, the capital of the Cotswolds.



Bath –

Lose yourself in the Roman city of Bath.

Westonbirt Arboretum –

A maze of pathways amongst a sea of leaves.



THE ART OF NATURAL

Elegant and versatile, marble is prominent throughout history: Marble Arch, the Pantheon, Michelangelo's David. And while they are unlikely to draw quite the same footfall, The Priory's solid marble bathroom basins are still to be greatly admired. These stone fixtures complement the luxurious porcelain walls to enhance The Priory's natural aesthetic.





Mansion House - 5 Bedroom



Ground Floor

| | |
|-------------|--------------------------------|
| KITCHEN | 7.15m x 5.35m 23'5" x 17'6" |
| DINING ROOM | 5.15m x 5.34m 16'9" x 17'5" |
| UTILITY | 2.25m x 2.2m 7'4" x 7'2" |
| W/C | 2.35m x 1.58m 7'7" x 5'2" |



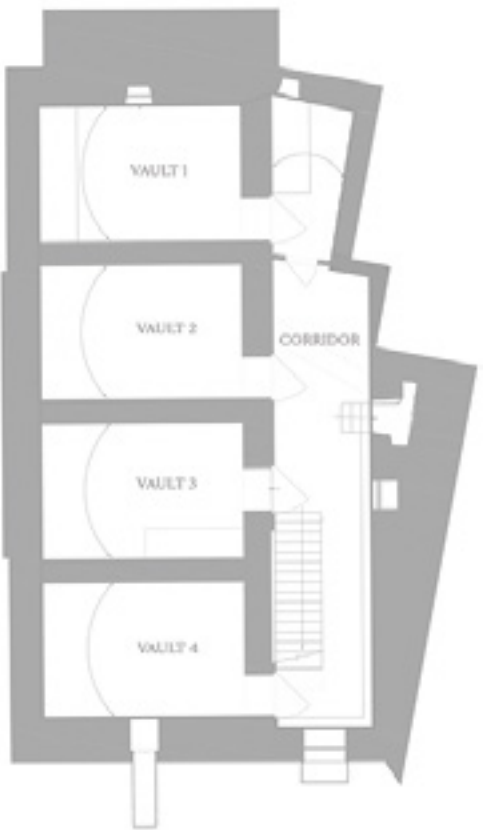
First Floor

| | |
|--------------|--------------------------------|
| BEDROOM 1 | 5.35m x 4.7m 17'6" x 15'4" |
| EN SUITE | 3.1m x 1.75m 10'2" x 5'7" |
| DRAWING ROOM | 6.15m x 5.35m 20'2" x 17'6" |
| LIBRARY | 5.3m x 4.95m 17'4" x 16'2" |



Second Floor

| | |
|--------------|-------------------------------|
| BEDROOM 2 | 5.35m x 4.9m 17'6" x 16'1" |
| EN SUITE (2) | 3.5m x 1.35m 11'5" x 4'4" |
| BEDROOM 3 | 5.42m x 3.9m 17'8" x 12'8" |
| BATHROOM | 3.15m x 2.84m 10'3" x 9'3" |
| BEDROOM 4 | 5.25m x 2.3m 17'2" x 7'5" |
| BEDROOM 5 | 4.75m x 4.1m 15'6" x 13'5" |
| EN SUITE (5) | 3.9m x 1.42m 12'8" x 4'7" |



Cellar

| | |
|--------|--------------------------------|
| CELLAR | 16m x 8.6m 52'5" x 28'2" |
| VAULT | 5.25m x 3.48m 17'2" x 11'4" |

SPECIFICATIONS

KITCHENS—

- Matt finish integrated handle cabinetry in ‘Charcoal’
- Calacatta Gold polished Silestone worktops, splashbacks and 3 sides to island elevations
- Stainless steel undermount sink with white single lever mixer tap
- Integrated NEFF dishwasher
- Full height integrated NEFF fridge
- Full height integrated NEFF freezer
- Integrated double larder
- Lacanche Beaune 90cm range oven with induction top in Black with Brass detailing
- Telescopic built in recirculating extractor hood

UTILITY—

- Utility cupboard with connections for washing machine & condenser tumble drier

BATHROOMS & EN-SUITES—

- Satin black brassware
- Carrara marble basins to bathrooms
- Soft close WC’s
- Fluted glass shower screens
- Heated dual fuel white towel radiators
- Thermostatic shower to en-suites with hand shower
- Freestanding baths to bathrooms
- Shaver socket
- Mirrored cabinet

INTERIOR HARD FINISHES—

- Engineered timber herringbone flooring to entrance hall, kitchen & dining room.
- Provence limestone cobble floor to utility and ground floor WC
- Versailles square timber effect porcelain panelled floor to bathrooms and en-suites
- Calacatta Gold porcelain tiles to bathrooms and en-suites (book matched to showers)
- Restored French polished staircase
- 100% wool boucle carpet to all bedrooms, library and drawing room
- Herringbone sisal carpet to landings

INTERIOR DECORATION & HARDWARE—

- Refurbished sliding sash windows throughout
- Internal panelled doors and architraves in Farrow & Ball ‘Pitch Black’
- Solid bronze hardware to doors
- Internal walls ‘Clean White’ by The Paint & Paper Library

SECURITY—

- Wired intercom system
- Security alarm
- Multi point door locking
- Window locks
- Smoke & heat detectors and carbon monoxide alarms

MECHANICAL & ELECTRICAL—

- Gas fired central heating with cast iron radiators in white
- ‘Wet’ underfloor heating to principle areas on ground floor
- Electric underfloor heating to bathrooms and en-suites
- Cat 6 data and COAX TV points to kitchen, library, drawing room & bedrooms
- Recessed downlights to kitchens, halls and en-suites
- Pendants over kitchen islands, living and dining areas
- Feature pendants to bathrooms
- Wall lights to living spaces and in bathrooms / en-suites
- Pendants to bedrooms
- Flush matt white socket and switch plates

LANDSCAPING—

- Compacted stone gravel parking area
- Private garden with boundary hedging
- Cast iron rainwater goods
- Entrance light PIR sensor
- Painted automated metal driveway entrance gate

DISCLAIMER—

These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Photo Disclaimer: Any images used are for illustration purposes only and do not form part of any contract or warranty.

AT YOUR LEISURE

Golf

Minchinhampton – 4.5 miles
(11 minutes by car)

Westonbirt – 3.5 miles
(6 minutes by car)

Sailing

Cotswold Water Park – 13 miles
(29 minutes by car)

Polo

Beaufort Polo Club – 4 miles
(8 minutes by car)

Racing

Castle Combe Circuit – 13 miles
(26 minutes by car)

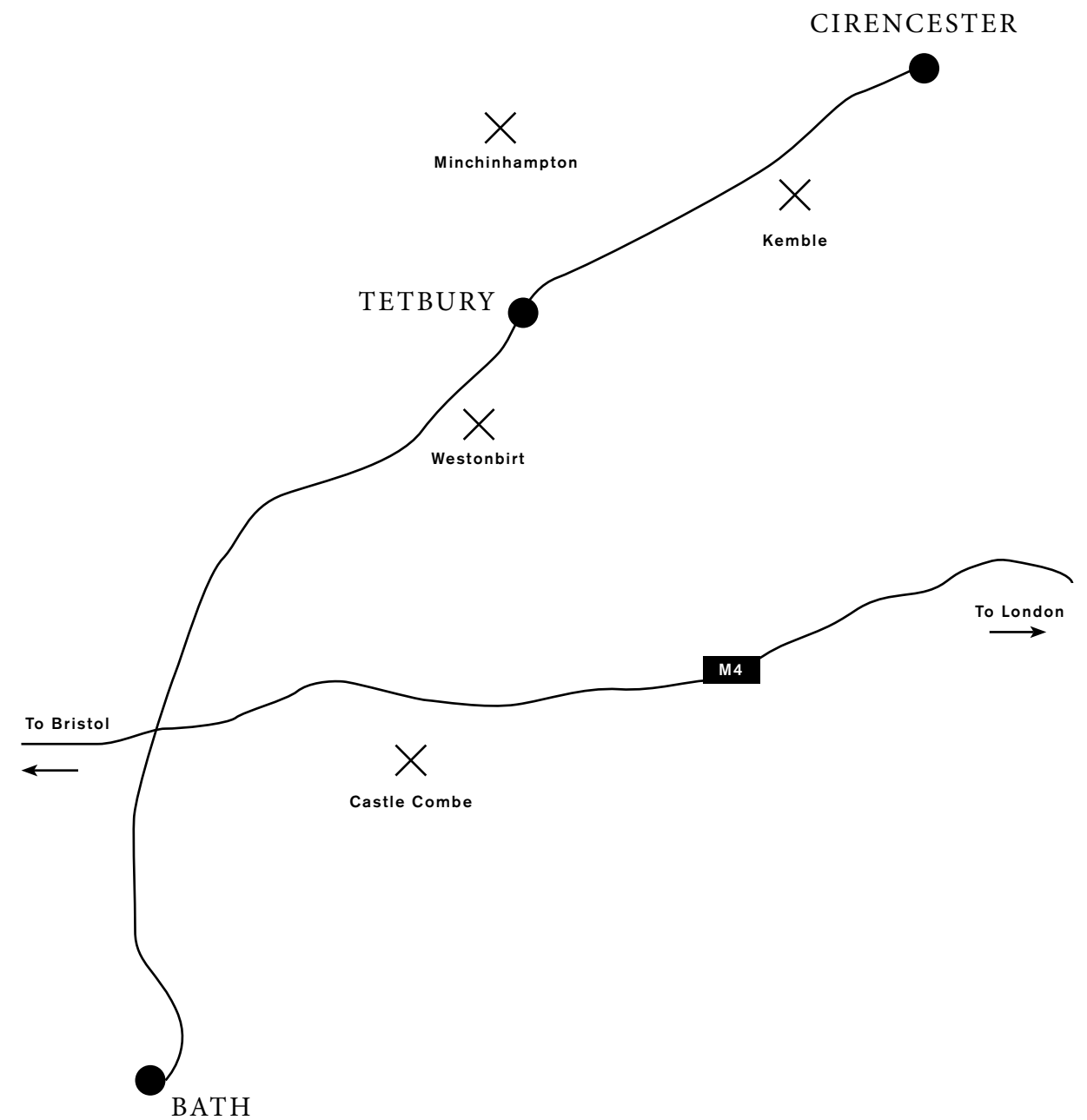
Spa

Calcot Hotel & Spa – 4 miles
(7 minutes by car)

Gardens

The Royal Gardens at Highgrove – 2 miles
(5 minutes by car)

Westonbirt Arboretum – 3.5 miles
(6 minutes by car)



WHAT WHERE & HOW

At Your Convenience

The Priory has all the key amenities and services in easy reach, with a host of well-regarded schools in close proximity. Also nearby is Kemble Station. Direct services to London Paddington take just under 90 minutes. 48

Railway Station –

Kemble – 8 miles
(12 minutes by car)

Supermarkets –

Tesco, London Road – 0.5 miles
(2 minutes by car)
Morrisons, Stroud – 7 miles
(13 minutes by car)
Waitrose, Malmesbury – 6 miles
(10 minutes by car)

Doctors –

Romney House Surgery, Tetbury – 0.1 miles
(2 minutes by foot)
Concierge Medical (Private), Tetbury – 0.3 miles
(1 minute by car)
Phoenix Tetbury – 0.5 miles
(2 minutes by car)

Hospitals –

Tetbury Hospital – 0.5 miles
(2 minutes by car)
Cirencester Hospital – 10 miles
(14 minutes by car)

Primary Schools –

Oaksey C of E Primary School – 7.5 miles
(14 minutes by car)
Crudwel C of E Primary School – 5 miles
(10 minutes by car)
Kemble Primary School – 8 miles
(11 minutes by car)
Malmesbury C of E Primary School – 4.5 miles
(7 minutes by car)
St. Mary’s C of E Primary School – 0.6 miles
(2 minutes by car)

Private Schools –

Beaudesert Park – 7 miles
(15 minutes by car)
Westonbirt School – 3 miles
(6 minutes by car)
Rendcomb College – 16 miles
(27 minutes by car)
Hatherop Castle – 20 miles
(30 minutes by car)

INSPIRED PLACES TO LIVE

Stone and wood. Bricks and mortar. These are the materials of our trade. But the homes we build are far more than the sum of their parts. They are spaces that inspire. That create emotional connections with their owners. And set the scene for living life.

We are Stonewood Homes. A house-building firm with an ethos of inspired design and construction. The highest quality materials. Painstaking attention to detail. A focused and driven work ethic. We're all about creating exceptional houses for our clients that stand the test of time.

As part of the Stonewood Group, we work in collaboration with our sister companies. This means we offer a seamless home-building process from first concepts to final fix. With a focus on quality and integrity the whole way down the line.



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