

THE PRIORY APARTMENTS
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 18,000 sq ft
of calm space. It's more
than eight beautiful
apartments. It's a
300-year-old story.
A story with a new
chapter to be written.



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 limestone cobble of the entrance, 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.





EIGHT STORIES TO TELL

From the moment you step inside, your home's history comes alive. The raised ceilings and the serene space they afford above. The ornate corning with its intricate secrets. The sash windows that beckon you forward.

The Priory has 300 years of heritage and artistry to share. And each of these eight unique apartments has its own story to tell. The open expanse of Apartment 1 that has flooded with light since the 18th century; the wrap around windows of Mews House and their courtyard panoramic. Each space stripped back and restored to celebrate the depths of its original craftsmanship.

The painstaking attention to detail will strike you in the smaller moments. Feeling the weight of the solid bronze as you turn the door handle. Watching the steam rise as your espresso cools on the Silestone quartz kitchen counter. Strolling in the landscaped gardens and gazing up at the beautifully proportioned windows.

Whichever apartment feels right, whichever captures your imagination, The Priory is an inspired space for living 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.



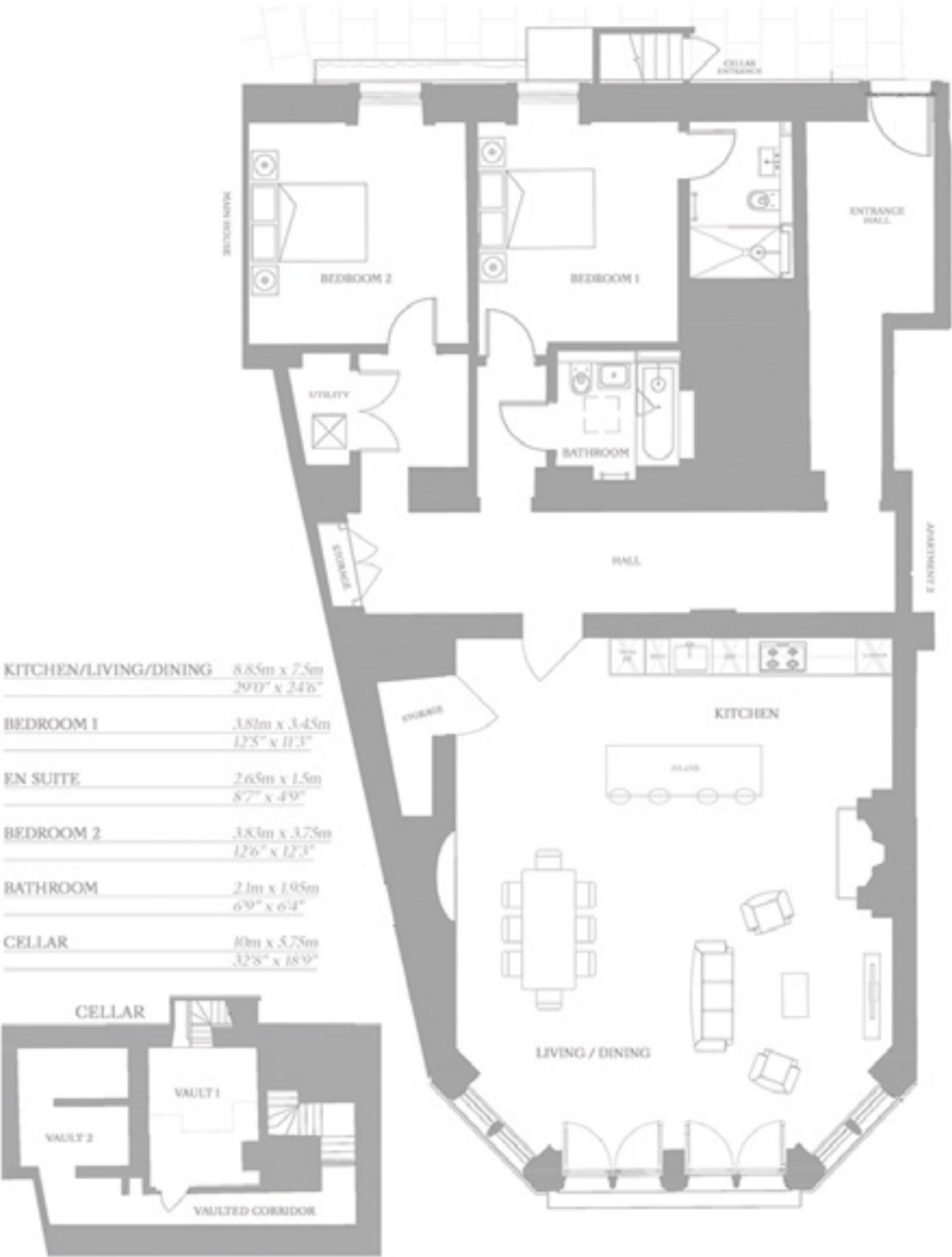
THE ART OF NATURAL

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.



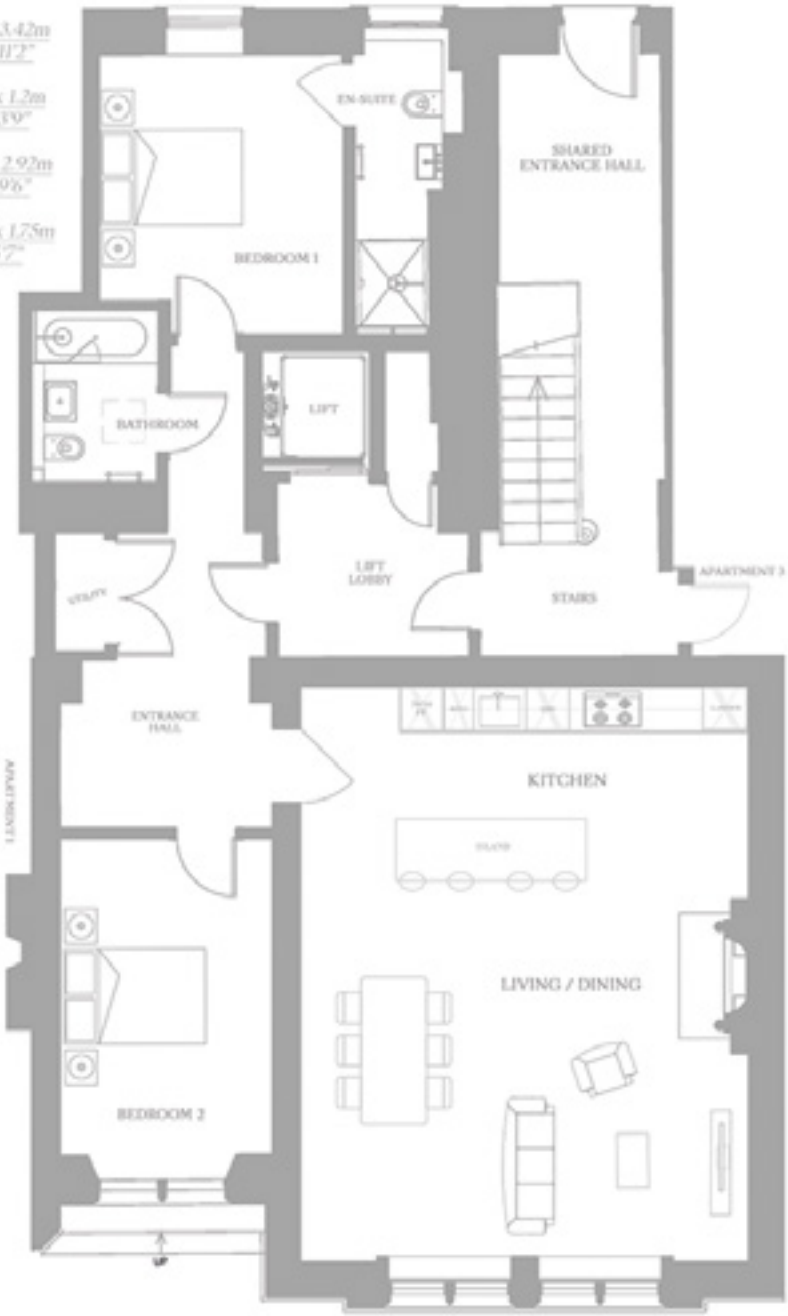


Apartment 1 - 2 Bedroom
Ground Floor



Apartment 2 - 2 Bedroom
Ground Floor

KITCHEN/LIVING/DINING	8.13m x 6.25m 26'7" x 20'5"
BEDROOM 1	3.9m x 3.42m 12'8" x 11'2"
EN SUITE	3.85m x 1.2m 12'6" x 3'9"
BEDROOM 2	4.4m x 2.92m 14'4" x 9'6"
BATHROOM	2.35m x 1.75m 7'7" x 5'7"



Apartment 3 - 2 Bedroom Ground Floor



Apartment 4 - 2 Bedroom First Floor



Apartment 5 - 1 Bedroom
First Floor

KITCHEN/LIVING/DINING	6m x 4.45m 19'7" x 14'6"
BEDROOM 1	3.55m x 2.0m 11'6" x 9'5"
BATHROOM	2.35m x 1.8m 7'7" x 5'9"
STUDY	2.6m x 2m 8'5" x 6'6"



Apartment 6 - 2 Bedroom
First Floor

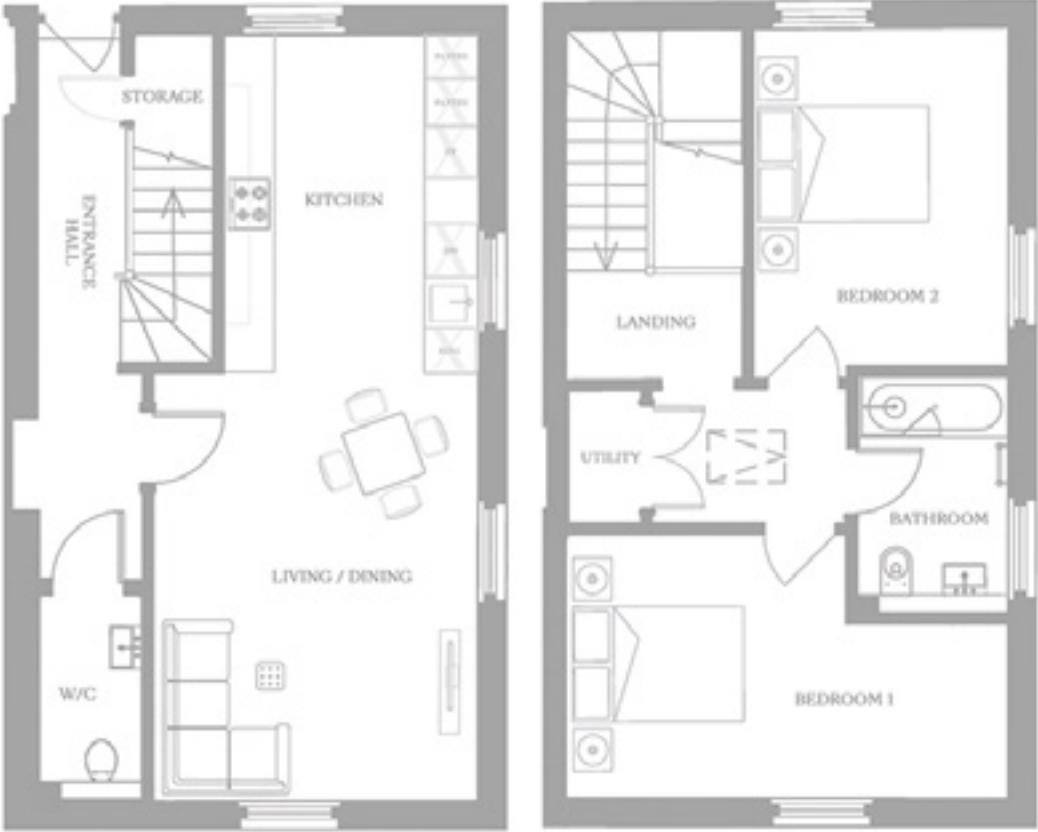


KITCHEN/LIVING/DINING	7.35m x 6m 24'1" x 19'7"
BEDROOM 1	5.4m x 4.75m 17'7" x 15'6"
EN SUITE	2.35m x 1.7m 7'7" x 5'6"
BEDROOM 2	4.8m x 3.2m 15'7" x 10'5"
BATHROOM	2.1m x 1.8m 6'9" x 5'9"

**Apartment 7 - 2 Bedroom
Second Floor**



Mews House - 2 Bedroom



Ground Floor

KITCHEN/LIVING/DINING	8.85m x 3.75m 29'0" x 12'3"
W/C	2.15m x 1.15m 7'1" x 3'8"

First Floor

BEDROOM 1	5.1m x 2.95m 16'7" x 9'7"
BEDROOM 2	3.85m x 2.85m 12'6" x 9'3"
BATHROOM	2.65m x 1.65m 8'7" x 5'3"



SPECIFICATIONS

KITCHENS—

Matt finish integrated handle cabinetry in ‘Cashmere’

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

Integrated NEFF 70/30 fridge freezer

Neff Slide & Hide Circotherm integrated oven/s

Neff induction frameless hob

Telescopic built in recirculating extractor hood

UTILITY—

Utility cupboard with connection for washing machine (& condenser tumble drier in selected apartments)

BATHROOMS & EN-SUITES—

Vado brassware in brushed nickel

Carrara marble basins to bathrooms

Stone resin basins to en-suites

Concealed cistern WC

Fluted glass shower screens

Heated dual fuel white towel radiators

Thermostatic shower to en-suites with hand shower

Shower over bath to bathrooms

Shaver socket

Mirrored cabinet

INTERIOR HARD FINISHES—

Engineered timber plank flooring to hallways, kitchen, living, dining.

Herringbone timber floor to kitchen/living/dining of Apartments 1 & 2

Provence limestone cobble floor to communal entrance

Versailles square porcelain panelled floor to bathrooms and en-suites

Calacatta Gold porcelain tiles to bathrooms and en-suites

Herringbone sisal carpet to communal stairs and landings

Crafty Hound wool carpet in ‘Beagle’ to all bedrooms

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

Communal emergency lighting circuit

MECHANICAL & ELECTRICAL—

Electric boiler heating with cast iron radiators in white

Electric underfloor heating to bathrooms and en-suites

Cat 6 data and COAX TV points to living rooms and bedrooms

Recessed downlights to kitchens, halls & bathrooms

Pendants over kitchen islands, living & dining areas

Wall lights to living spaces

Pendants to bedrooms

Flush matt white socket and switch plates

LANDSCAPING—

Large communal garden

Compacted stone gravel parking areas

Cedar clad bin stores

Private hedged courtyards (to apartments 1-3)

Roof terraces with glazed balustrading & composite decking to apartments 4 & 6

Cast iron rainwater goods

Entrance light PIR sensor

Painted automated metal & timber 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)

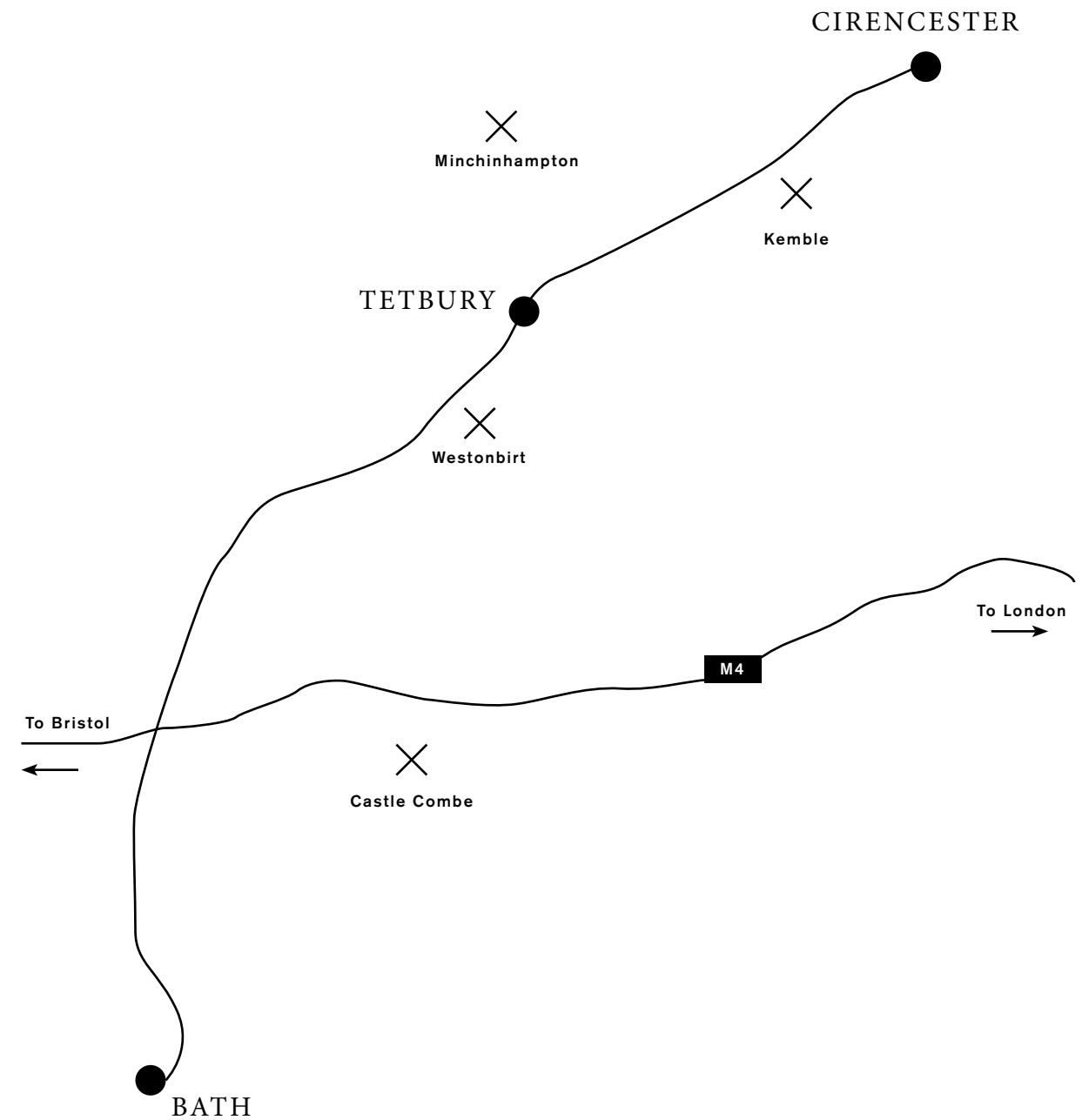
Spa

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.

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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