



JAMES PYLE^{Co.}

Ashel Barn Cottage, Kingscote, Tetbury, GL8 8YB

Very well presented cottage
Four double bedrooms
Three reception rooms
Large garden
Garage and workshop
Available November 2024
Unfurnished



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 2,066 sq ft

£2,500 pcm

‘Beautifully presented and spacious four double bedroom Victorian cottage with gorgeous kitchen/breakfast room, three reception rooms, large garden, study and double garage with stunning views in Kingscote.’



The Property

DESCRIPTION Ashel Barn Cottage is a beautifully presented Victorian cottage with a wonderful rear garden - a perfect house for a family. The downstairs accommodation consists of a large reception hall/office, an attractive living room with log burner, a large and very light kitchen/breakfast room with separate utility room, a dining room and office/snug. On the first floor is a large master bedroom with an en-suite shower, three further double bedrooms and a family bathroom.

The house has a lovely, lawned rear garden, with a double garage and workshop and off street parking.

LOCATION Kingscote is a pretty Cotswold village within easy reach of Tetbury (4 miles) and 4.5 miles away from Nailsworth. This small village is named after the Kingscote family from the 12th century, with a manor house and St. John's Church together with the Hunters Hall Inn on the edge of the village.

Nearby Tetbury is a thriving and historic market town situated within an Area of Outstanding Natural Beauty surrounded by delightful Cotswold Countryside. The town centre offers a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket,

hospital, surgeries and post office whilst there are also excellent schools catering for all ages.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum, as well as Westonbirt Prep and all girls boarding school, and Prince Charles's Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Directions

Past Hunters Hall Public House on left, continue straight and Ashel Barn Cottage will be seen on left hand side immediately before the left hand bend in the road.

<https://w3w.co/somewhere.kite.hoped>

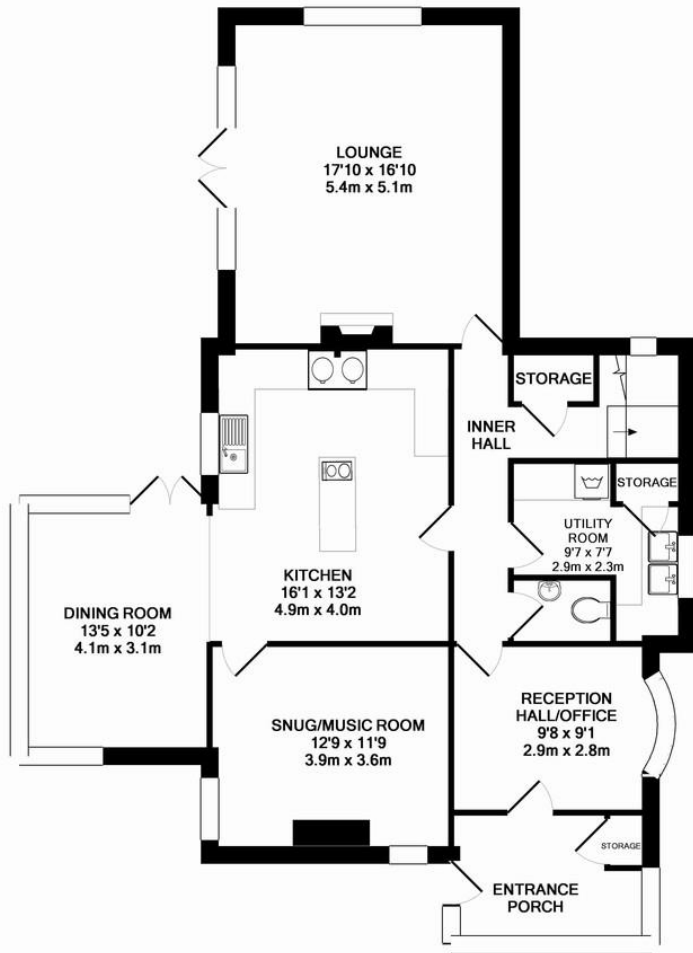
Local Authority

Cotswold District Council

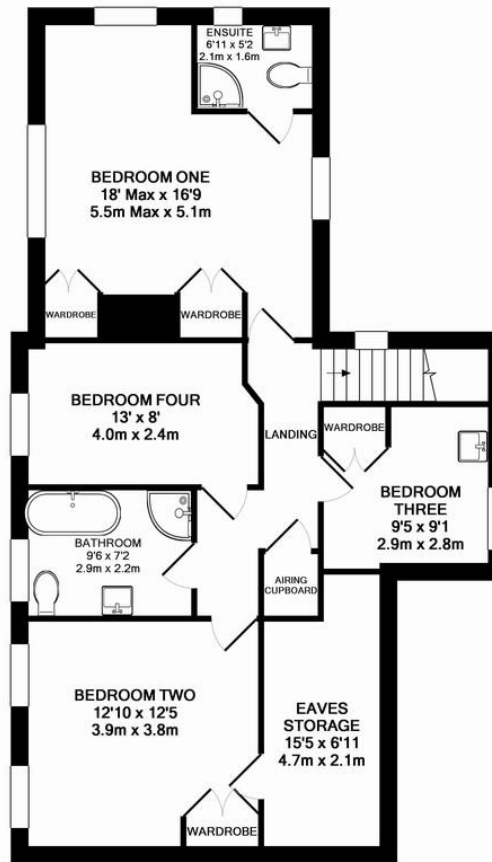
Council Tax Band

F £3,134





GROUND FLOOR
APPROX. FLOOR
AREA 1166 SQ.FT.
(108.3 SQ.M.)

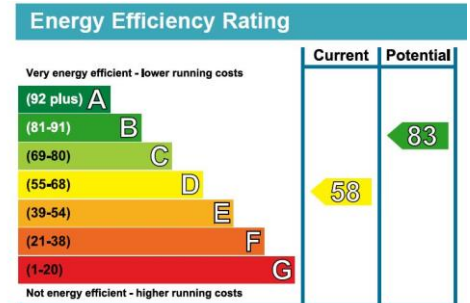


1ST FLOOR
APPROX. FLOOR
AREA 900 SQ.FT.
(83.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2066 SQ.FT. (191.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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