

# TIED COTTAGE

35 KINGSCOTE  
GLOUCESTERSHIRE



# Tied Cottage, 35 Kingscote, Tetbury, Gloucestershire, GL8 8XY

## A STYLISHLY PRESENTED FAMILY HOME IN A BEAUTIFUL VILLAGE LOCATION WITH 4 BEDROOMS, SELF-CONTAINED ANNEXE, OUTBUILDINGS, PARKING AND GARAGING

Reception Hall, Kitchen/Breakfast Room, Utility, Sitting Room, Back Hall, 4 Bedrooms, Principal Suite with En-Suite Shower Room, self-contained One Bed Annexe, wooden frame Car Port, Gym, Outbuildings, landscaped Garden, ample Parking

### PRICE GUIDE £1,150,000

#### DESCRIPTION

Set in a delightful village location surrounded by open fields, Tied Cottage offers the perfect family home with a separate self-contained annexe. Newly renovated and extended, the property is stylishly presented with lots of light and space. Accessed via a pretty front porch, with ample room for boots and coats, the main reception rooms lead off a central entrance hallway. The kitchen is a wonderful large space with room for a sofa and dining table and fitted units in a calm contemporary grey hue. Bi-fold doors open to the garden and patio area, the ideal spot for alfresco entertaining. The sitting room is located in the older section of the house with lovely stone mullion windows and a wood burning stove providing a central focus to the room. To the rear of the property on the ground floor is a good sized utility room plus WC and shower. Four bedrooms are located on the first floor. The principal suite has wonderful views over the garden and to the fields beyond and is a light filled and spacious room with en-suite shower room and useful built-in cupboards. There are three further bedrooms at this level plus a family bathroom. The garden is set to the front and side of the house and is thoughtfully landscaped with several seating areas overlooking the surrounding countryside and a super designated play area for children. A gated entrance provides access to a large gravel parking area plus wooden framed car port for two cars. The rear and first floor of the car port forms a one bed annexe offering stylish self-contained accommodation to include a large bedroom and living space, en-suite shower room and ground floor kitchen area. Currently utilised as an Airbnb the annexe provides an excellent source of revenue with the popular Kingscote Barn wedding venue nearby.

#### DIRECTIONS

From our Minchinhampton office proceed onto the Common and down the hill to Nailsworth and at the mini roundabout, turn left towards Bath. Follow the A46 for circa 4 miles until the traffic lights by the Calcot Hotel and Spa. Turn right at the traffic lights onto the A 4135 for Dursley. After about 1.5 miles, turn right opposite the Hunters Hall Inn into the village of Kingscote. Follow the road, passing the church on your right hand side and the entrance to Tied Cottage will be found on the left, shortly after the church, identified by a five bar gate and the number 35 on the gate post. Follow the gravel drive round the corner where you will find ample parking.

#### LOCATION

Kingscote is an archetypal pretty Cotswold village with a historic Norman church and a popular pub. An ideal location for commuting to Bath and Bristol, the M4 and M5 motorways are easily accessible and the village is located equi-distance between the two popular market towns of Tetbury and Nailsworth. Located on the edge of the village, Tied Cottage offers a haven of tranquility. A short walk from the village church, the house is surrounded by open countryside and offers a plethora of country walks. Well located for good schools, Beaudesert Park, Westonbirt, Wycliffe, Stroud High and Marling are all easily accessible. London is under 2 hours by road and circa 70 minutes by rail from Kemble Station (near Cirencester). Tetbury is a lovely old market town, which grew up around the wool industry and now offers excellent shopping and places to eat, as well as a Tesco supermarket. Calcot Manor with its Conservatory Restaurant and Spa is also within 5 minutes drive of Kingscote. There are numerous local attractions including the arboretum at Westonbirt and Beaufort Polo Club, with regular matches and events in the summer months.

**TENURE** Freehold

**EPC** EER: Current 72 / Potential 85

**SERVICES** Air source heat pump, septic tank drainage, Gigaclear internet, Council Tax Band E, Cotswold County Council

**VIEWING** By prior appointment with **MURRAYS ESTATE AGENTS**, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

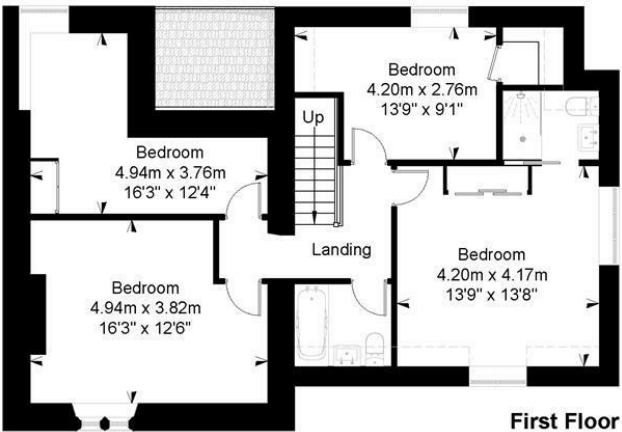
#### SUBJECT TO CONTRACT

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

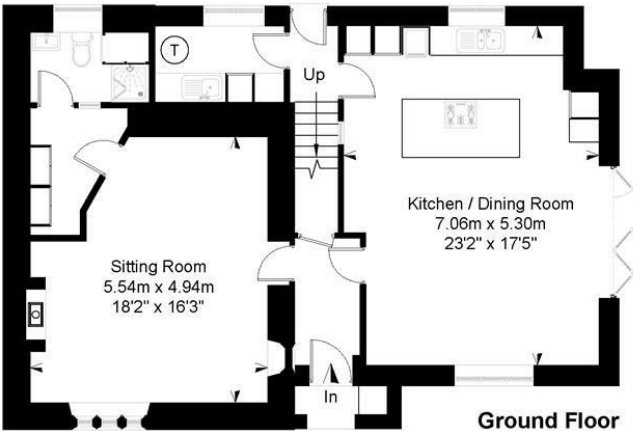


**The Tied Cottage, 35, Kingscote, Tetbury, Gloucestershire**

[---] = Limited Use Area



**First Floor**

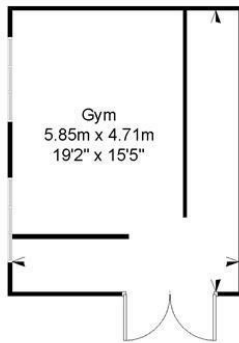


**Ground Floor**



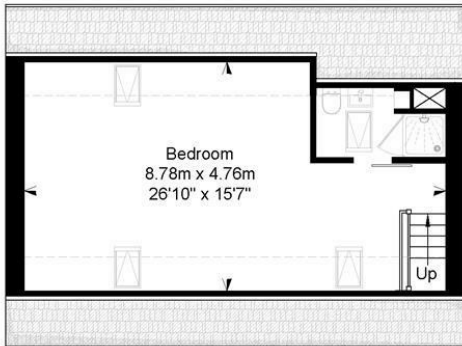
Simply Plans Ltd © 2022  
 07890 327 241  
 Job No SP2889  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

Outbuildings  
 Not Shown In Actual Location Or Orientation



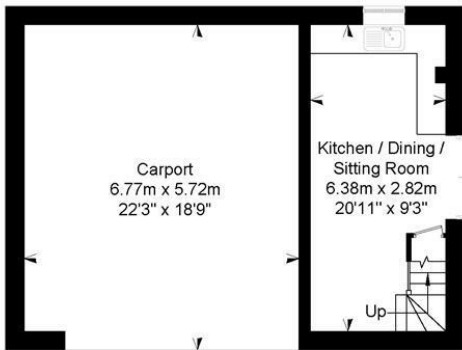
	Approximate IPMS2 Floor Area
House	164 sq metres / 1765 sq feet
Annex	57 sq metres / 614 sq feet
Gym	27 sq metres / 291 sq feet
Carport	36 sq metres / 387 sq feet

Total	284 sq metres / 3057 sq feet
(Includes House Limited Use Area)	5 sq metres / 54 sq feet
(Includes Annex Limited Use Area)	10 sq metres / 107 sq feet



**First Floor**

[---] = Limited Use Area



**Ground Floor**



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