



JAMES PYLE & CO.

**Rosewood Cottage, Willesley, Tetbury, Gloucestershire, GL8 8QU**

Cotswold stone period cottage  
2/3 bedrooms  
Large reception room  
Beautiful mature gardens  
Garage and parking  
Rural village location  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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Approximately 1,017 sq ft

**Guide Price : £560,000**

‘Idyllically positioned in the unspoilt village of Willesley close to Westonbirt Arboretum, a charming Cotswold stone period cottage with beautiful gardens and garage’



### The Property

Rosewood Cottage is a charming traditional Cotswold stone period cottage peacefully nestled in Willesley, an unspoilt village positioned on the fringe of the famous Westonbirt Arboretum. Constructed of natural stone beneath a stone tiled roof, the cottage has attractive gabled elevations and drip-mould windows finished with lead lattice panes whilst internally the character continues with exposed stone walling.

The accommodation has been extended and offers flexibility with a second reception room offering potential for a ground floor third bedroom. The further ground floor layout includes a large principal reception room at the front complete with a fireplace and wood-burning stove. An inner hallway has a WC off, access to storage and leads to the kitchen which is fitted with a breakfast bar. On the first floor there are two bedrooms and the bathroom which is fitted

with a shower over the bath. There is off-road parking to the front of the property in addition to a useful garage. The delightful mature gardens are landscaped into three areas, a patio terrace beside the cottage, a lawn featuring fruit trees and timber decking area, and a further sunken lawn at the far end.

### Situation

Willesley is a charming and unspoilt Cotswold hamlet situated some 3 miles south west of Tetbury. The hamlet consists of a handful of large country homes and pretty cottages and is located literally on the doorstep of the famous Westonbirt Arboretum which offers excellent walking and plays hosts to various cultural events and concerts. Westonbirt School is nearby and has a modern leisure centre and swimming pool as well as a 9 hole golf course open to the public. The area is ideal for those with equestrian interests as the property is located close to the Beaufort

Polo Club/Hunt, and both Badminton and Gatcombe Horse Trials.

Sherston, at about two miles away, provides 2 public houses, an excellent village stores/post office, café and other amenities whilst the popular market town of Tetbury is about 2.5 miles away. Well known for its 17th and 18th Century architecture and antique shops, Tetbury has a wide range of everyday shops, exclusive boutiques including Prince Charles's Highgrove shop and as well as two supermarkets. The larger centres of Cirencester and Bath easily accessible and provide a more extensive range of shopping and recreational facilities.

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 are regular rail service to London Paddington from Kemble, about ten miles away, taking approximately 75 minutes.

Willesley benefits from Gigaclear ultrafast fibre broadband.

### Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Gigaclear broadband is available.

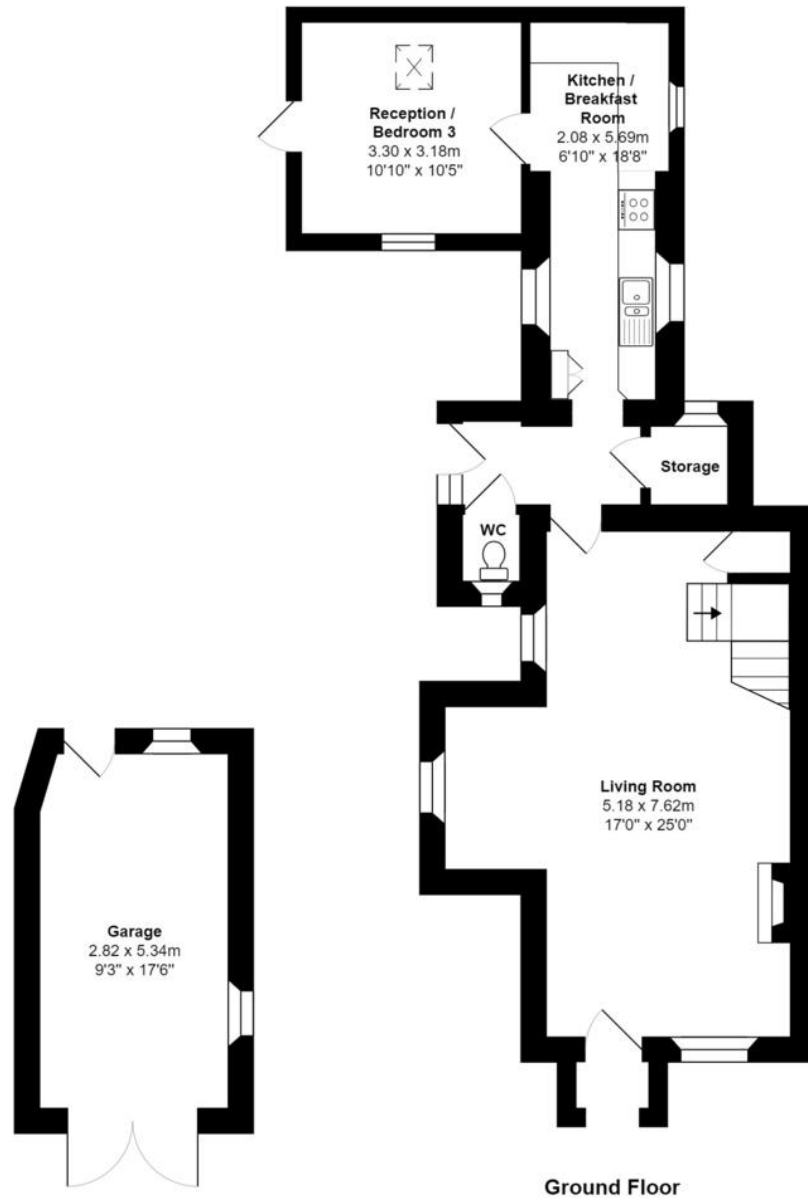
### Directions

From Tetbury take the A433 towards Bath. Pass Westonbirt Arboretum and after a further mile, take the left hand turn (one way lane) to Willesley and follow this road into the village. Rosewood Cottage is half way down on the left-hand side. SAT NAV GL8 8QU

**Local Authority**  
Wiltshire Council

**Council Tax Band**  
D £2,059



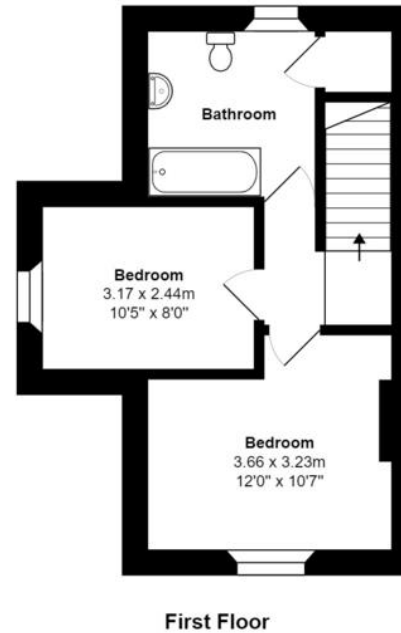


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		

Cottage Area: 94.5 m.sq. ... 1017 sq.ft

Total Area: 109.4 m<sup>2</sup> ... 1178 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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