



JAMES PYLE^{&co}



St Anthony's Cottage, 12 Beverston, Tetbury, Gloucestershire, GL8 8TT

Semi-detached Cotswold stone cottage
Renovated to a very high standard
Large sunny gardens
Peaceful position overlooking countryside
2 double bedrooms
Living room with inglenook fireplace
Fitted kitchen and utility room
Garage and private parking
Planning permission to extend

Approximately 856 sq ft

‘Hidden down a driveway enjoying a peaceful position overlooking fields, this Cotswold stone period cottage has been renovated to an exceptionally high standard’

The Property

St Anthony's Cottage is a quintessential Cotswold stone period cottage which has been subject to a superb, high-quality renovation in recent years. The cottage has been thoroughly stripped back, beautifully refurbished and brought up to date sympathetically in keeping with the original character and restoring its abundance of charm. Located down a leafy drive away from passing traffic, the cottage is an ideal permanent home or Cotswolds second home with an array of countryside walks available immediately from the doorstep including routes around Beverston Castle, while the Cotswold market town of Tetbury is only a few minutes drive away.

Internally, the immaculate accommodation includes on the ground floor a living room with large inglenook stone fireplace featuring a bread oven and wood-burning stove inset. The kitchen spills into the rear garden through double patio doors leading out onto a wonderful sunken terrace which is sheltered by Cotswold stone walling and is perfect for outside dining from early May through to autumn. The kitchen is


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Price Guide: £695,000

well-fitted with timber units with a hob, oven and dishwasher, while adjoining the kitchen is a useful utility room with space for a washing machine and tumble dryer and boasts a further range of fitted units including a Parlour Farm larder and store cupboards. On the first floor, there are two double bedrooms, the principal of which has built-in storage and enjoys a countryside outlook. The bathroom is well-equipped with both a shower unit and bath.

The cottage occupies a deceptively spacious plot split into two areas. The main garden wraps around the cottage with a sunny east, south and west orientation laid mostly to lawn with the sunken terraced bound by Cotswold stone walling, vibrant acers and hand-crafted larch fencing. Over the driveway, there is a further private garden plus a garage with parking in front for several vehicles. This additional garden has been newly landscaped with a lawn, raised vegetable beds, three very productive apple trees, and a paved terrace overlooking the adjoining fields.

In 2021, planning permission for a single storey extension was granted to create a



dining/garden room and install a downstairs WC (ref: 21/04053/FUL).

Situation

Beverston is a small and unaltered Cotswold village that lies about 2 miles west of Tetbury surrounded by beautiful Countryside. The village is mainly privately owned by 2 landowners and has a 13th Century Castle. Tetbury is only a few minutes drive away and is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Both Nailsworth and Wotton-under-Edge are within a 15-minute drive with further facilities and schooling available.

Beverston is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking and other country pursuits. Both the M4 and M5 motorways are reachable within 30 minutes while there are train stations at Kemble and Cam.

Tenure & Services

We understand the property is Freehold with oil fired central heating, shared septic tank drainage, mains water and electricity.

Directions

From Tetbury, follow the A4135 towards Wotton-under-Edge. Enter Beverston and locate the driveway to the cottage as the second on the right hand side by the notice board. Sat nav postcode GL8 8TT

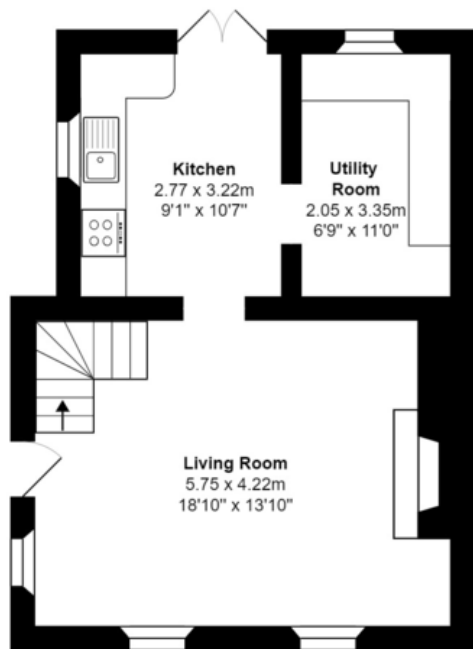
Local Authority

Cotswold District Council

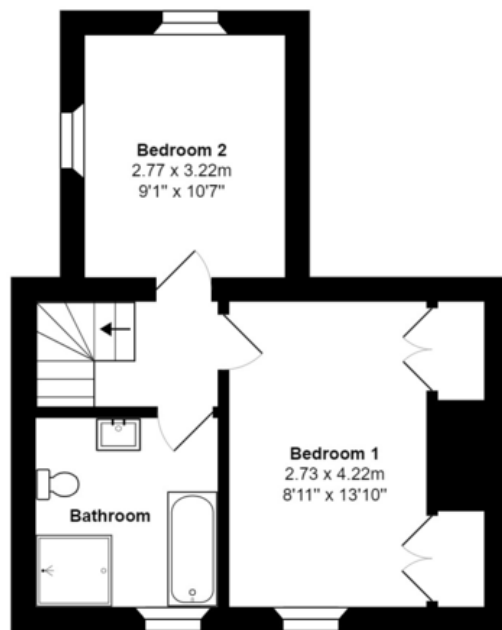
Council Tax Band

E £2,384

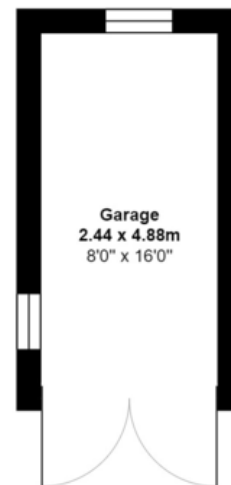




Ground Floor



1st Floor



Total Area: 79.5 m² ... 856 ft² (excluding garage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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