



Hodges Farmhouse, Shipton Moyne, Tetbury, Gloucestershire, GL8 8PR

Stunning period farmhouse  
Extensive gardens  
4 Reception Rooms  
Beautifully fitted AGA kitchen  
7 Bedrooms  
Ample parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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Approximately 4,263 sq ft

£6,500 pcm

“A magnificent seven-bedroom period farmhouse situated within a peaceful and very private rural setting located on the edge of the popular Cotswold village of Shipton Moyne “



### The Property

**DESCRIPTION** This magnificent detached period farmhouse offers elegant country living within a peaceful and very private rural setting located on the edge of the popular Cotswold village of Shipton Moyne. The property is set amongst stunning countryside with direct access onto walking routes and is also situated within walking distance to the pub. The farmhouse boasts many fine period features and substantial accommodation of over 4200 sq.ft. spanning over three floors.

The ground floor briefly comprises four spacious reception rooms and a beautifully fitted AGA kitchen. On the first floor there are five bedrooms, three bathrooms (one en-suite to the master)

whilst the top floor has two further bedrooms.

The farmhouse is surrounded by mature grounds and gardens laid predominately to lawn with well-established trees. There is ample private parking and a triple garage.

**SITUATION** Shipton Moyne is a beautiful and sought after Cotswold village situated three miles south of Tetbury. The popular Cat and Custard Pot pub is situated a few doors from the property whilst the village also has a village hall, church and a playing field. Close by are the market towns of

Malmesbury and Tetbury and both towns **Directions**

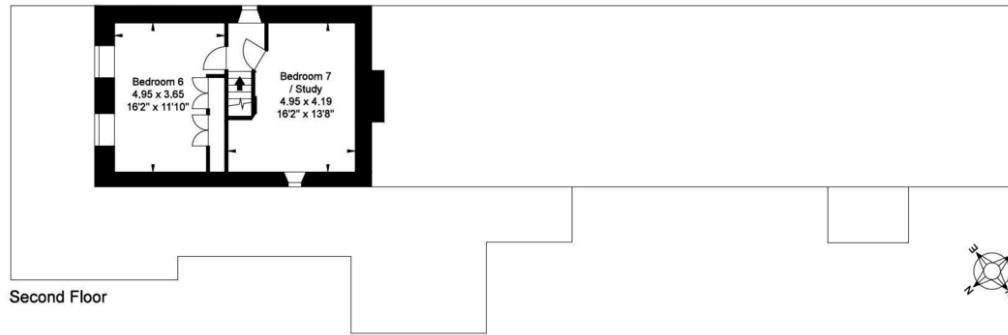
offer a wide range of shops including From the centre of the village, head Waitrose and Tesco supermarkets, north passing the Cat & Custard Pot services, excellent schools and leisure Pub and take the right hand turn at the facilities. Junctions 17 & 18 of the M4 crossroads. Follow the lane all the way are both within 20 minutes' drive onto a private drive to locate the providing easy commuter access to Bath, property. Sat nav postcode GL8 8PR Bristol and Swindon whilst rail services to London-Paddington are available from **Local Authority** Chippenham and Kemble.

**Cotswold District Council**

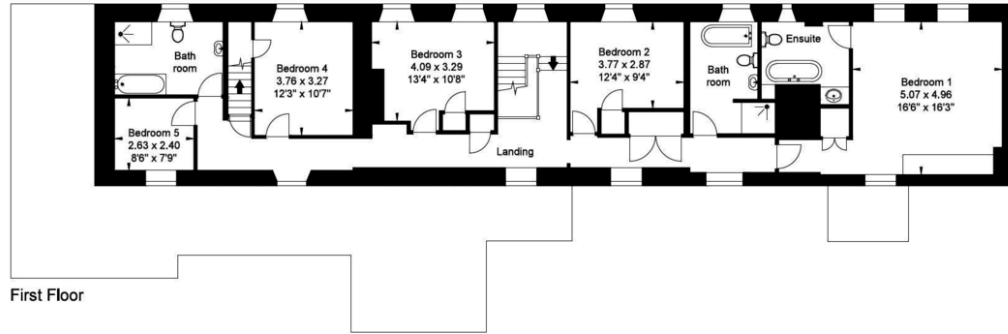
**Council Tax Band**

H £3,934

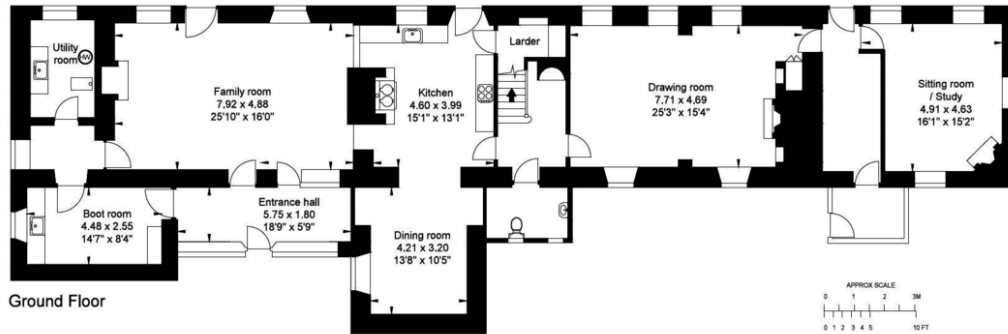




Second Floor



First Floor

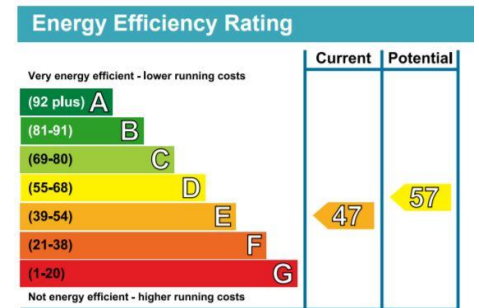


Ground Floor

APPROX SCALE:  
 0 1 2 3M  
 0 1 2 3 4 5 10 FT  
 APPROXIMATE GROSS INTERNAL FLOOR AREA:  
 396 sq m ( 4,263 sq ft)  
 © Cotswold Plans Ltd. 01386 430176  
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Hodges Farmhouse  
 Shipton Moyne

This plan is for guidance only and must not be relied upon as a statement of fact.



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