

# COLLY LODGE

— TETBURY —

# Colly Lodge, Tetbury, GL8 8SE

Plans to create: Kitchen/ Dining/ Living room • Sitting room  
 Boot room • Utility • 3/ 4 bedrooms • 3 Bathrooms  
 Landscaped gardens • Private driveway with ample parking

## A superb development opportunity in the heart of the Cotswolds

### Location

Colly Lodge is perfectly positioned in a peaceful rural location on the outskirts of Tetbury.

Tetbury is a vibrant market town, renowned for its antique shops, lovely boutiques and superb cafes, restaurants and bistros which include the Highgrove shop, Quayles Cornerhouse Bistro, Lola & Co Tapas and the award-winning Hobbs Bakery.

This bustling town also offers local everyday amenities with a Tesco supermarket on edge of town and an open market under The Market House. There are plenty of popular pubs a short stroll from the house. The community is also home to a beautiful Georgian Gothic design parish church, a primary school and a village hall.

Nearby Minchinhampton is a thriving village with a has wonderful community spirit. It is home to two cafes, The Crown gastro pub, a superb butcher, a chemist, two primary schools, a well-stocked general store and beautiful church. The common is fabulous for country walks.

Westonbirt Arboretum, a short drive away, is an internationally renowned magical tree garden, where you can explore trees from all over the globe. Walking paths are abundant and various events take place throughout the year including concerts and seasonal activities.

The historic town of Malmesbury, 6 miles away, offers a selection of lovely boutiques and cafes and a handy Waitrose, whilst more extensive shopping can be found in the larger towns of Bath and Bristol.

Known as the 'Capital of The Cotswolds', Cirencester a few miles north east, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafes and twice weekly markets.

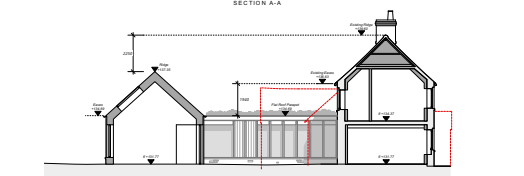
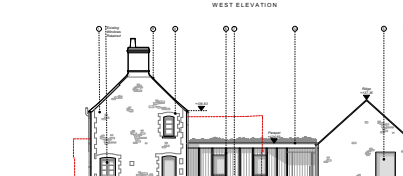
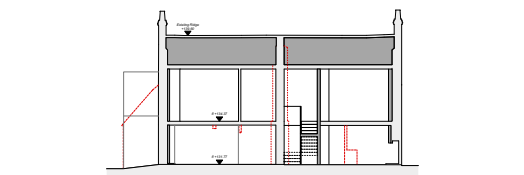
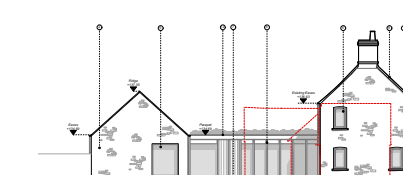
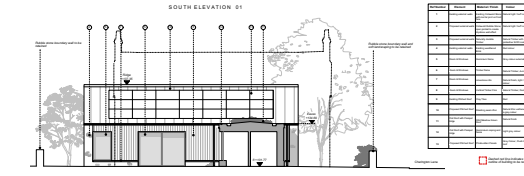
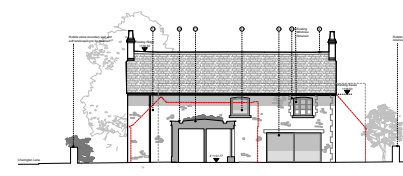
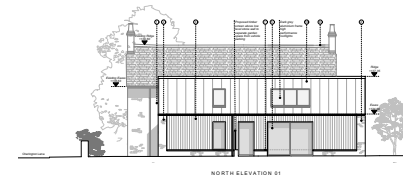
The area offers an excellent choice of schooling and includes superb public, state and grammar schools such as Westonbirt, Beaudesert Park, Pinewood, Malmesbury Church Of England School, St Mary's, St Margaret's and Cheltenham Colleges to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Westonbirt and Minchinhampton; bridle paths are plentiful and the Beaufort Polo Club is just down the road. Badminton and Gatcombe horse trials take place only a few miles away; sailing and water sports can be enjoyed at The Cotswold Water Park; Calcot Manor Spa is only a short drive away.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London via the M4 and M5 motorways and well-connected direct train services from both Kemble and Swindon.

*Tetbury 1.5 miles*  
*Minchinhampton 4 miles*  
*Malmesbury 6 miles*  
*Kemble 7 miles*  
*(London Paddington 75 mins)*  
*Cirencester 12 miles*  
*M5 (Junction 11A) 16 miles*  
*M4 (Junction 16) 17 miles*

All distances and times are approximate



Room	Area	Volume	Notes
Living Room	15.0	30.0	
Dining Room	12.0	24.0	
Kitchen	10.0	20.0	
Sitting Room	18.0	36.0	
Bedroom 1	12.0	24.0	
Bedroom 2	10.0	20.0	
Bedroom 3	10.0	20.0	
Bathroom 1	5.0	10.0	
Bathroom 2	5.0	10.0	
Bathroom 3	5.0	10.0	
Boot Room	3.0	6.0	
Utility	3.0	6.0	
Garage	15.0	30.0	
Driveway	20.0	40.0	
Garden	10.0	20.0	
Path	2.0	4.0	
Other	1.0	2.0	
<b>Total</b>	<b>100.0</b>	<b>200.0</b>	

## Description

Colly Lodge is fabulously located in an idyllic setting, close to Tetbury, with stunning far reaching views and country walks on the doorstep. The house sits in a generous plot and offers huge scope to an incoming purchaser to greatly enhance the property.

Planning permission has been granted (Ref: 22/04106/FUL) to significantly increase the size and scale of the house and create a truly special Cotswold country home. The planning consent currently allows for generously proportioned and beautiful living spaces with open plan areas and cosy corners, alongside 3/4 bedrooms and 3 bathrooms.

The plans allow for a courtyard to be created connecting the traditional cottage with the modern extension and creating a fabulous entertaining space.

The internal layout can be modified to suit.

A rare opportunity to create a truly sensational Cotswold home.

## General Information

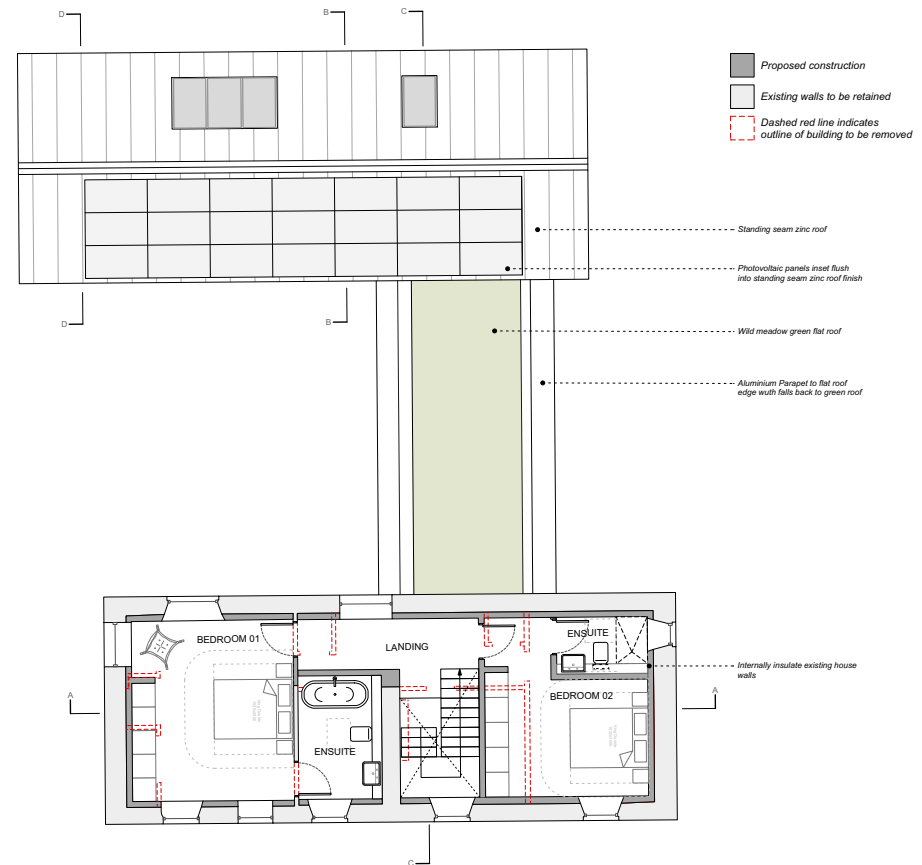
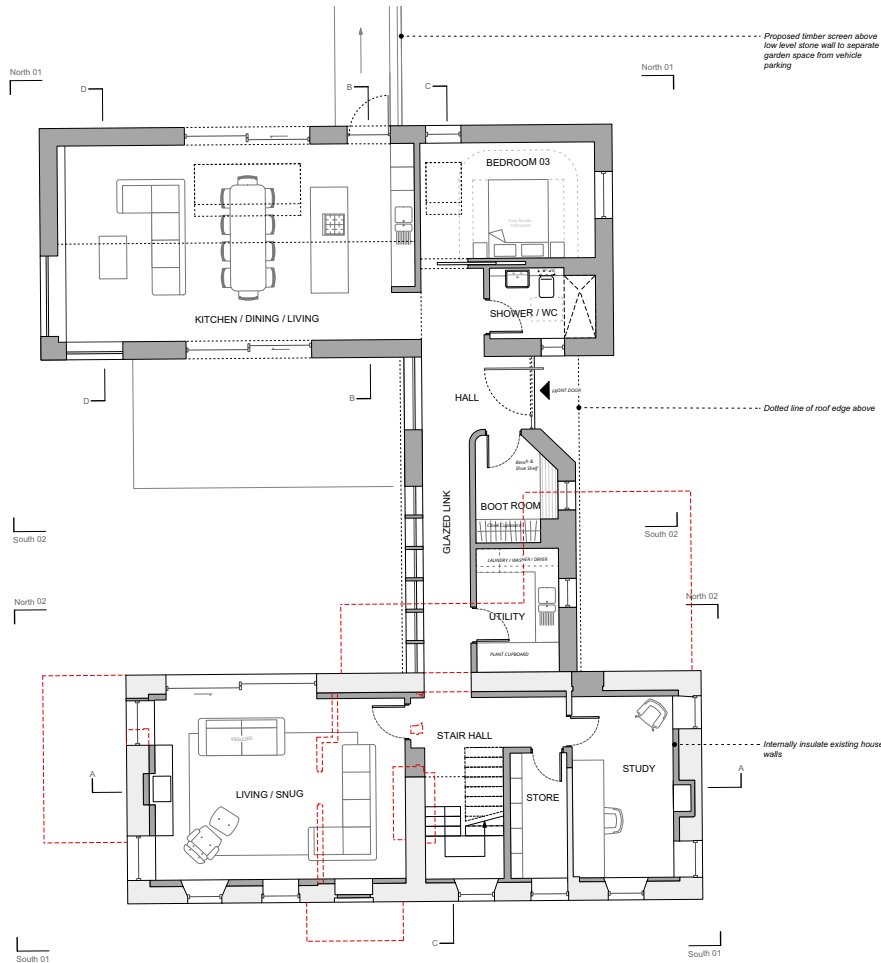
Tenure: Freehold.

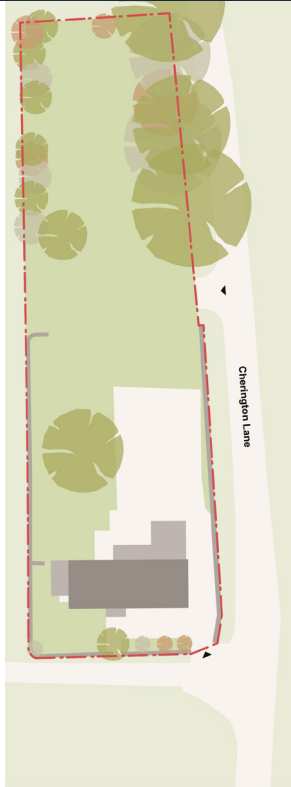
Services: Mains water and electricity. Private drainage.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band G.





EXISTING BLOCK PLAN  
1:500 scale



PROPOSED SITE PLAN  
1:250 scale

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