

THE OLD POST OFFICE

TETBURY LANE • LEIGHTERTON • TETBURY • GLOUCESTERSHIRE



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*A handsome Cotswold stone period house
with wonderful gardens and situated in the
heart of this sought after village.*

Entrance Hall • Kitchen/breakfast room
Sitting room • Drawing room • Dining room • Study
Cloak room • Utility • Workshop

4 bedrooms • 2 with en-suite bathrooms
Family bathroom

Gardens • Garden stores
Double carport with storage above

Tetbury 6 miles • Malmesbury 8 miles • M4 (J17) 11 miles
Chippenham station 15 miles (London Paddington
from 75 minutes) • Cirencester 19 miles
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on the
last page of the text.



Gloucestershire

- The Old Post Office is situated in the heart of the picturesque and popular village of Leighterton which is in a Conservation Area. This thriving village has a fantastic pub The Royal Oak, a primary school and a church.
- The attractive market towns of Tetbury (6 miles) and Malmesbury (8 miles), both cater for day to day needs with a good range of shops and services. The larger centres of Cirencester and Nailsworth are within striking distance and provide more comprehensive shopping facilities as do Bath and Bristol.
- The property is well connected with a good train service running from Chippenham and Kemble into London Paddington, taking from 75 minutes. Bristol Parkway, for services to the Midlands, is approximately 20 miles away. Junction 17 of the M4 is also within easy reach, providing quick access to the motorway networks leading to the east and westward, linking into the M5.
- The area has an excellent selection of both state and private schools, especially with Westonbirt Preparatory school (Co-ed) and Westonbirt Girls School being close by. Other schools include Beaudesert Park, Wycliffe and the Cheltenham Colleges, all within easy reach.

- There are many recreational and sporting facilities available including The Westonbirt Arboretum, walking on the Macmillan and Cotswold Ways, cycling on many quiet lanes and golfing at Castle Combe, Bowood, Minchinhampton and Westonbirt. There is also polo at Westonbirt and Cirencester Park, racing at Cheltenham and Bath, eventing at Badminton and Gatcombe and hunting with the Duke of Beaufort Hunt.

The Old Post Office

- The Old Post Office is a very handsome period village house situated centrally in its plot surrounded by beautifully kept gardens. The house is built of natural Cotswold stone under a traditional stone tiled roof.
- The property provides light and spacious accommodation throughout and is arranged over two floors; one half of the property was formerly a barn and the other half was a pair of cottages and they were combined into one many years ago to make a charming house. Many of the properties original features are still in place such as an exposed timber beams, flag stone floor and Cotswold stone fireplaces.
- On the ground floor there is a good sized kitchen/breakfast room with a 2 oven gas Aga, a drawing room and a sitting room both of which working fireplaces and views of the garden.

The dining room has a Cotswold stone fireplace inset with a gas fire. Off the utility room is a fantastic workshop which has potential to create further accommodation subject to the relevant planning consents.

- On the first floor the master bedroom has a large walk in wardrobe and an en-suite bathroom, the main guest room has a vaulted ceiling with an en-suite bathroom and walk in wardrobe. There are 2 further bedrooms both with fitted wardrobes and a family bathroom.

Gardens and grounds

- A private gravelled drive sweeps through a five bar gate to a large parking area and gives access to the double car port which has useful storage space above.
- The gardens are a particular feature of the property and have been beautifully landscaped. There are two paved terraces ideal for alfresco dining. The gardens are predominately laid to lawn and are interspersed by mature trees and shrubs with deep herbaceous borders. In one corner is a charming summer house and there is also a greenhouse and stone garden store with working fireplace.



Services

Mains electricity, water and drainage are connected. LPG central heating on the ground floor, night storage heaters on the first floor.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Cotswold District Council. Telephone 01285 623 000.

Directions (postcode GL8 8UN)

Tetbury take the A433 Bath Road towards Westonbirt. At the Hare and Hounds Hotel crossroads turn right and after about 1 mile turn left at the crossroads signposted to Leighterton. On entering the village pass the road on the left signed The Meads and the entrance to The Old Post Office will be found shortly afterwards on the left.

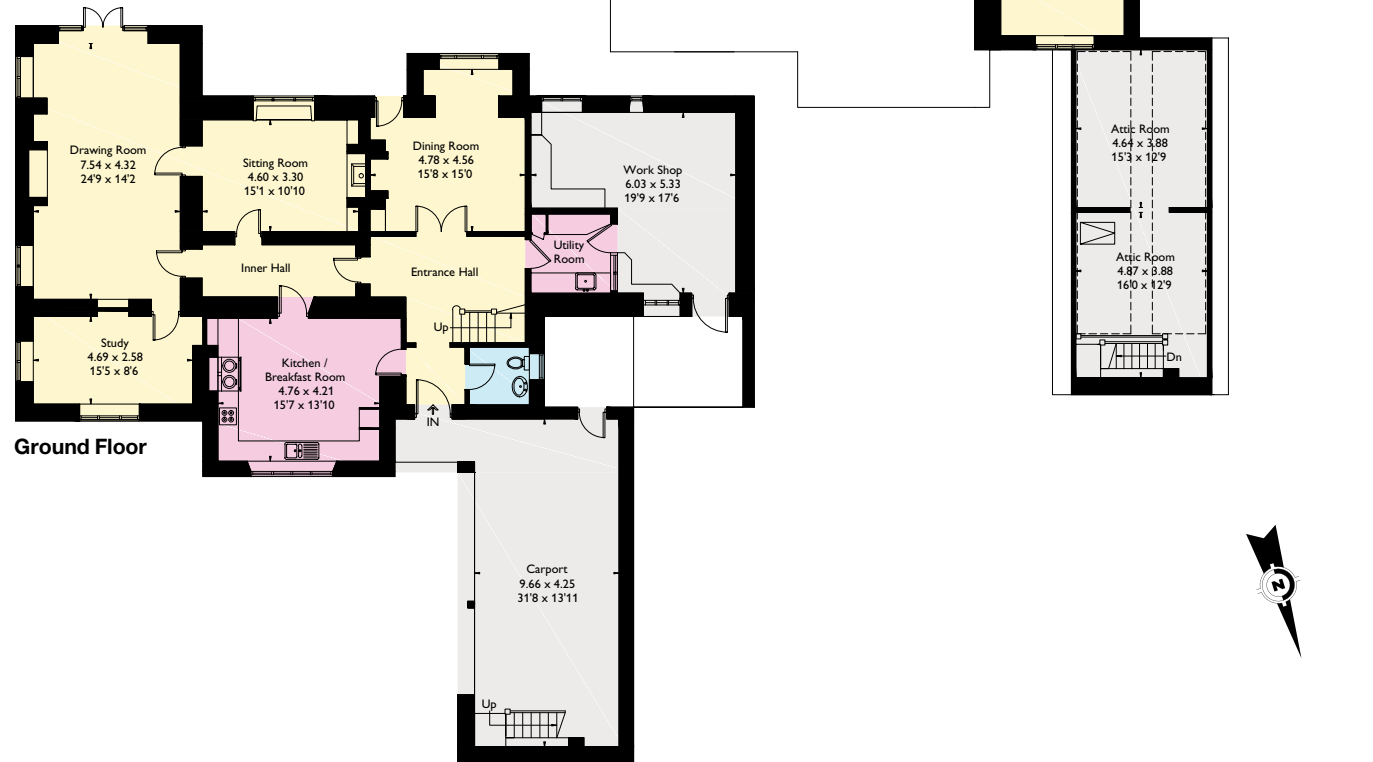
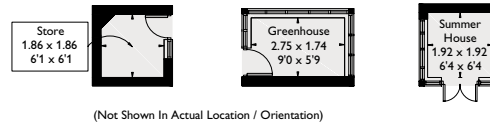
Approximate Gross Internal Floor Area = 308.1 sq m / 3316 sq ft

Outbuilding = 12.2 sq m / 131 sq ft

Total = 320.3 sq m / 3448 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Outbuildings



01285 659771

Gloucester House, Dyer Street,
Cirencester GL7 2PT

cirencester@knightfrank.com

KnightFrank.co.uk

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		