

CHIPPING CROFT

— TETBURY —



CHIPPING CROFT, TETBURY, GL8 8DQ

Entrance hall · Kitchen/ Dining room · Drawing room · Sitting room
Games room · Cloakroom · Utility · Cellar · Study · 6 Bedrooms
4 Bathrooms · Office/ gym · Double garage · Outbuildings
Terrace · Landscaped garden · In all circa 1 acre

An outstanding period house in a heart of the Cotswolds

Location

Chipping Croft is perfectly positioned in the heart of Tetbury, a vibrant market town, renowned for its antique shops, lovely boutiques and superb cafes, restaurants and bistros which include the Highgrove shop, Lola & Co and the award-winning Hobbs Bakery. This bustling town also offers local everyday amenities with a Tesco supermarket on the edge of town and an open market in 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 deign parish church, a primary school and a village hall.

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, 5 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 stunning city of Bath, to the south west, with its fabulous Regency and Georgian architecture, is easy to navigate on foot, with a thriving mix of independent boutiques, artisan food shops and major

high-street names. There are six 'quarters' in total to discover – the artisan district is where you will find quirky interiors, vintage and antiques shops, as well as a popular Saturday flea market. A regular farmers' market at the covered former railway Green Park Station runs on Saturday mornings too, perfect for direct access to the region's top foodie producers.

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. Badmington 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.

Description

Chipping Croft is a haven of peace and tranquility in the very heart of Tetbury. A substantial Grade II Listed home with generous proportions, the living spaces are bright and light and superbly laid out to provide comfort with seamlessly flowing rooms and cosy corners.

The kitchen/ dining room is clearly the heart of the house and a wonderful room in which to entertain family and friends. Superbly laid out with integrated appliances and bespoke fittings, there is plenty of worktop space and storage, with the centre island being perfect for morning coffees or evening catch ups whilst cooking up a feast for the family. The cream Aga adds extra warmth in the colder months and the roof lantern allows for an abundance of natural light. French doors lead to the terrace and garden beyond.

The drawing room is ideal for large gatherings. French doors open onto the terrace and make this a welcoming and bright room with beautiful original features and the open fireplace is perfect for relaxing and unwinding in front of with a good book on a lazy Sunday afternoon. Across the hall is the sitting room with inglenook fireplace and wood burner and the adjoining games room.

The ground floor also has a larder, a handy utility room and a cloakroom. The cellar is perfect for wine and general storage or could equally be converted into further accommodation subject to obtaining the necessary planning consents.

The first floor comprises the master bedroom with open fireplace and French doors leading to the balcony which overlooks the stunning landscaped garden. The en suite bathroom has a built-in television above the bath and a separate shower. Along the hall there are two further bedrooms and a bathroom.

The second floor comprises three bedrooms and two bathrooms, one being en suite, and a study.

All the rooms have been thoughtfully laid out to provide comfort with ample discreet storage.

The oak framed annex is a versatile space and doubles up as a home office, gym and even a cinema room. Bi-folding doors open onto the upper level of the garden and make this a wonderful bright space with a beautiful outlook.

The sensational garden is predominantly laid to lawn, interspersed with herbaceous borders, mature trees, pathways and water features. The garden is a true oasis in the heart of Tetbury and has been beautifully created and maintained to offer various different garden rooms with an array of bright and colourful flowers blossoming throughout the seasons. The terrace is ideal for al fresco dining and entertaining in the summer.

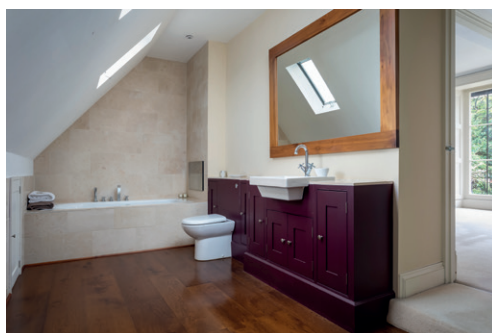
The house can be accessed via two separate driveways. To the rear, an electric gated entrance leads to the double garage with an adjacent work store. There is plenty of hard standing for overflow parking. The gravel driveway to the front of the house offers further private parking.



*Malmesbury 5 miles
M4 (Junction 16) 17 miles
Kemble 8 miles
(London Paddington 75 mins)
Cirencester 10 miles
Bath 24 miles
Bristol 27 miles*

All distances and times are approximate





General Information

Tenure: Freehold. Grade II Listed.

Services: Mains electricity, water and drainage.
Gas central heating.

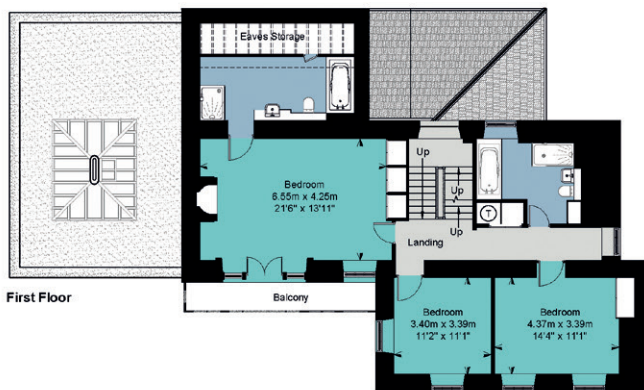
Postcode: GL8 8DQ.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

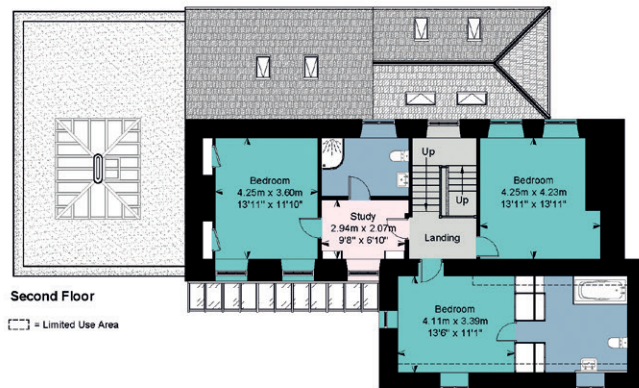
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

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





First Floor



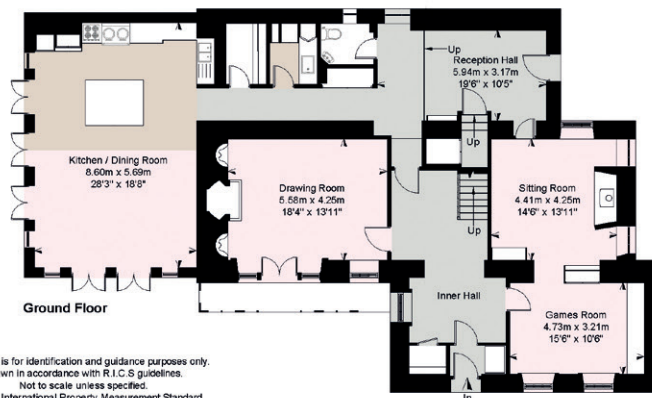
Second Floor

□ = Limited Use Area



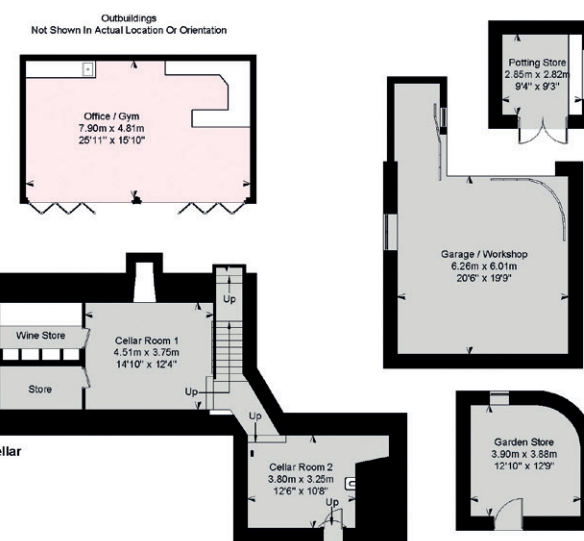
Chipping Croft, Tetbury, Gloucestershire

House Approximate IPMS2 Floor Area	399 sq metres / 4295 sq feet
Cellar	48 sq metres / 517 sq feet
Garage	43 sq metres / 463 sq feet
Office / Gym	38 sq metres / 409 sq feet
Potting Shed	8 sq metres / 86 sq feet
Garden Store	14 sq metres / 150 sq feet
Total	550 sq metres / 5920 sq feet
(Includes Limited Use Area)	12 sq metres / 129 sq feet



Ground Floor

This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard



Outbuildings
 Not Shown In Actual Location Or Orientation

Cellar

SHARVELL PROPERTY
 — THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com
 Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN
www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details June 2023.