



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



ST ANTHONY'S COTTAGE

Beverston

St Anthony's Cottage, Beverston, GL8 8TT

Sitting room • Kitchen • Utility • 2 Bedrooms • Bathrooms
Landscaped gardens • Store • Terrace • Garage • Private parking

A quintessential semi-detached cottage in the heart of the Cotswolds

Location

St Anthony's Cottage is located in the stunning village of Beverston which lies less than 2 miles west of Tetbury. The village is home to a beautiful 13th century Castle, and a Norman church dating back to 1225.

Nearby Tetbury is vibrant market town, renowned for its antique shops, lovely boutiques and superb cafes, restaurants and bistros which include the Highgrove shop, Lola & Co tapas restaurant and the award-winning Hobbs Bakery. This bustling town also offers local everyday amenities with a Tesco supermarket on edge of town, an open market under The Market House and there are plenty of popular pubs. The community is also home to a beautiful Georgian gothic deign parish church.

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 nearby. Badminton and Gatcombe horse trials take place only a few miles up the road; 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 2 miles
Malmesbury 6 miles
M4 (Junction 17) 13 miles
Kemble 9 miles
(London Paddington 75 mins)
Cirencester 12 miles

All distances and times are approximate





General Information

Tenure: Freehold.

Services: Mains electricity and water.
Private drainage. Oil-fired central heating.

Postcode: GL8 8TT.

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 E.



Description

St Anthony's Cottage is a haven of peace and tranquillity in the pretty village of Beverston. The living spaces are bright and light and are superbly laid out making this a welcoming and comfortable home. Renovated to a high standard, the cottage is presented immaculately and is full of charm and character.

The sitting room is the heart of the house and a wonderful room in which to relax and unwind. The impressive inglenook fireplace with wood burner is a superb feature of this room and the fire makes it wonderfully warm in the winter for cosy nights in. A former bread oven is used as an exceptional wood store for the wood burner.

The kitchen has been thoughtfully designed to offer worktop space and discreet storage, with further storage in the Parlour Farm designed larder cupboards. The kitchen equipped with the necessary modern appliances and French doors lead to the terrace and garden, allowing for indoor/outdoor living in the warmer months. The utility is perfect for muddy wellies and for keeping the washing out of the way!

Upstairs there are two bedrooms and a bathroom. The bedrooms have lovely views over the garden and village and there is plenty of discreet storage.

Outside, the garden, enclosed by hand-crafted larch fencing, is predominantly laid to lawn, interspersed with pretty herbaceous borders. Careful thought and attention have been put in to creating an elegant and private garden with colourful blooms and vibrant trees. The terrace is ideal for al fresco dining and sundowners.

Over the driveway, there is a further private garden which is laid to lawn with raised vegetable beds, three very productive apple trees, and a paved terrace overlooking the adjoining fields. The perfect spot to end the day with a G & T!

There is a store which comes in handy for garden tools and garage with private parking in front.

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).



St Anthons Cottage, Beverston, Gloucestershire

House Approximate IPMS2 Floor Area 77 sq metres / 829 sq feet
 Garage 12 sq metres / 129 sq feet

Total 89 sq metres / 958 sq feet

Simply Plans Ltd © 2022

07890 327 241

Job No SP2882

This plan is for identification and guidance purposes only.

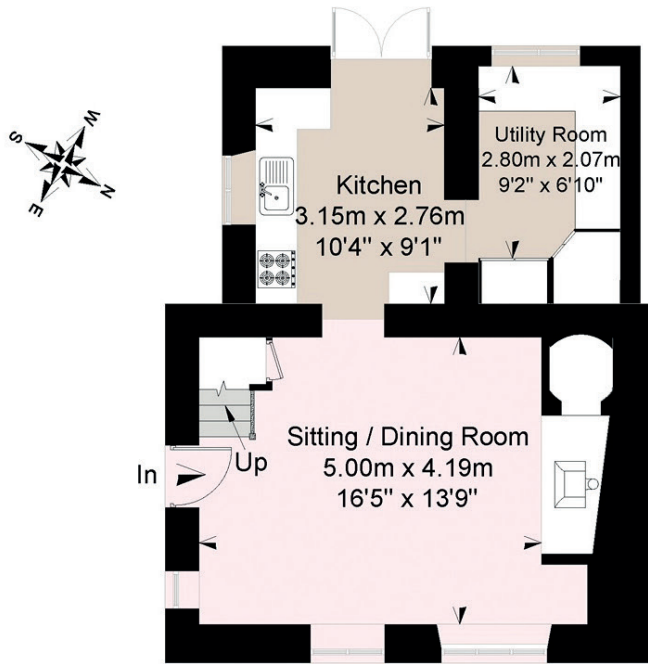
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

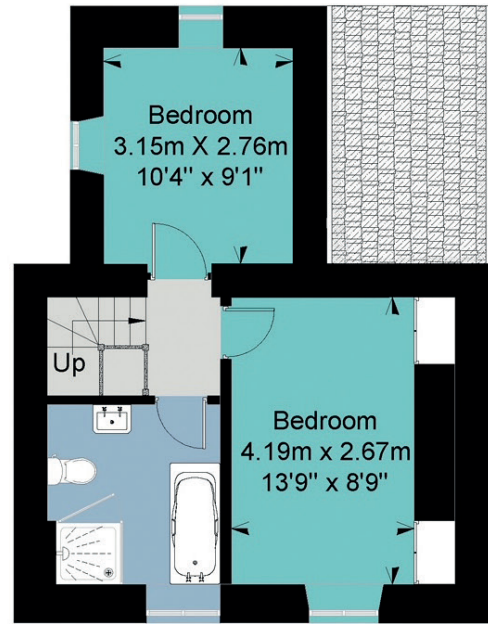
IPMS = International Property Measurement Standard

Outbuildings

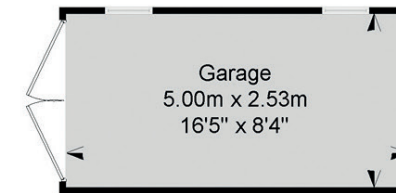
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor



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