

UPTON DAIRY

— TETBURY UPTON —

Upton Dairy, Tetbury Upton, GL8 8LP

A superb development opportunity in the heart of the Cotswolds

Location

Upton Dairy is superbly positioned in Tetbury Upton, a small village on the edge of beautiful 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 Courthouse Bistro, Lola & C 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 a 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 College 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 mile

Minchinhampton 4 miles

Malmesbury 6 miles

Kemble station 8 miles

(direct trains to London Paddington 75 mins)

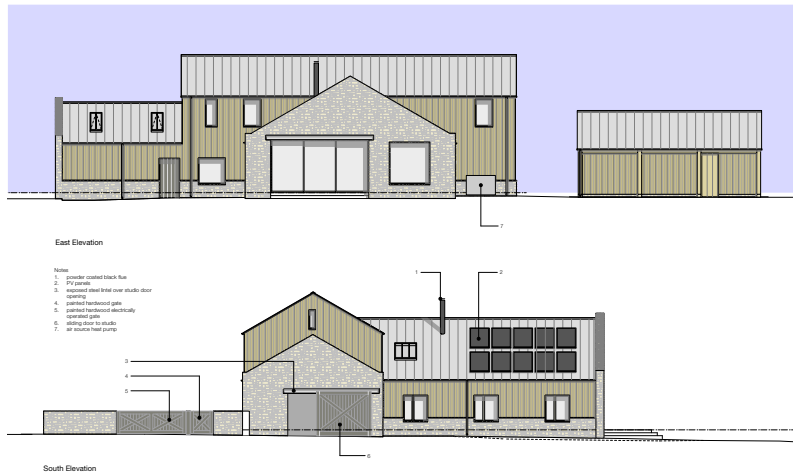
Cirencester 11 miles

M4 (J17) 12 miles

All distances and times are approximate

Plans to create: Entrance Hall • Kitchen/ Breakfast/ Living room • Dining room
Sitting room • Study • Utility • 3/ 4 bedrooms • 3 Bathrooms • Studio
Landscaped gardens • Double garage • Store • Private driveway with ample parking





East Elevation

- Notes
1. powder coated black fix
 2. P4 cladding
 3. exposed steel lintel over studio door opening
 4. painted hardwood gate
 5. painted hardwood deck/curb
 6. external gate
 7. sliding door to studio
 8. air source heat pump

South Elevation



West Elevation

- Notes
1. slanting beam metal roofing
 2. Larche steel gutters
 3. vertical timber cladding
 4. rubble stone path
 5. concrete apron, 150C
 6. external stairs
 7. oak front door and screen
 8. painted hardwood decking
 9. rooflight
 10. rubble stone path
 11. external stone cladding to match house
 12. cladding & posts on stone bases
 13. sectional doors, timber clad

North/South Elevation

North Elevation

Description

A superb former dairy with huge scope to create a truly special residential conversion.

Planning permission (Ref: 23/00698/FUL) has been granted to convert the existing building at Upton Grove into a sensational contemporary Cotswold home with spectacular countryside views. The conversion would combine timber cladding, Cotswold stone, aluminium windows and stunning oak features.

Upton Dairy is sure to be a superb country home blending seamlessly traditional materials with contemporary design.

General Information

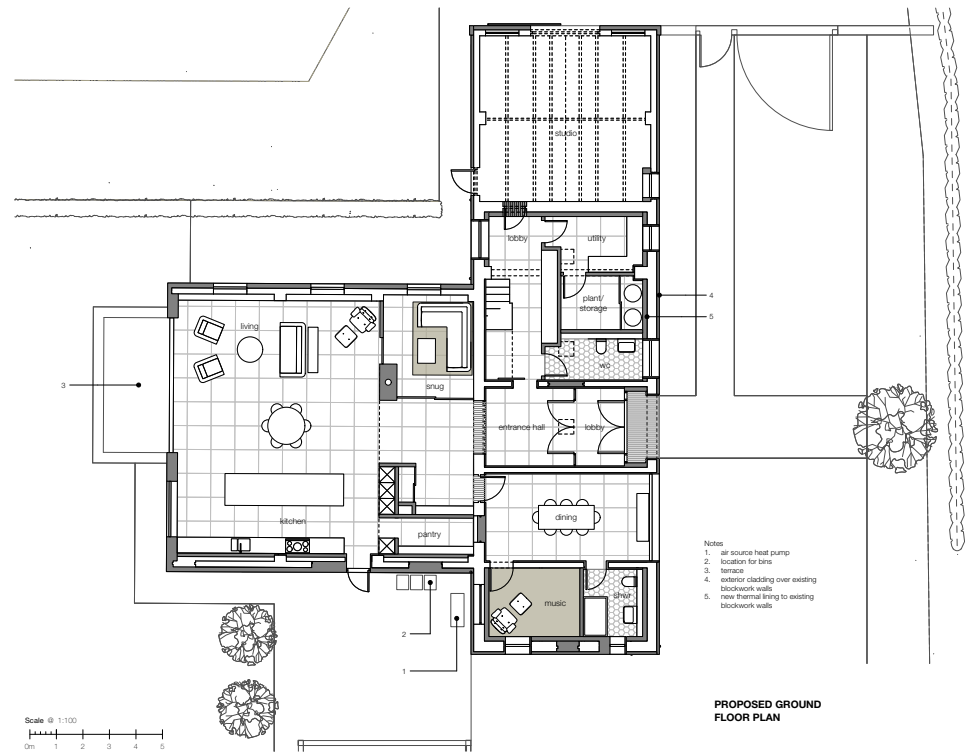
Tenure: Freehold.

Services: Mains electricity and private water are available for connection.

Viewing: Strictly by appointment through Sharvell Property Ltd.

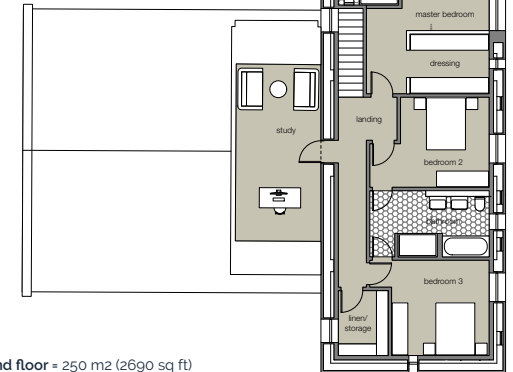
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

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



- Notes
1. air source heat pump
 2. location for bins
 3. terrace
 4. exterior cladding over existing blockwork walls
 5. new thermal lining to existing blockwork walls

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Ground floor = 250 m² (2690 sq ft)

First floor = 119 m² (1280 sq ft)

Garage = 55 m² (592 sq ft)

Total = 424 m² (4563 sq ft)



- Notes
1. new vehicle gate
 2. new pedestrian gate
 3. new hedging 1.5m high
 4. new post and rail fence, 1.2m high
 5. new gravel driveway
 6. limestone setts flush with gravel
 7. new lawn
 8. air source heat pump location
 9. bin storage
 10. packaged treatment plant, Klargester or similar



Scale @ 1:250
 0m 5 10 15

rev	date	drawing
project	Feb 2023	PROPOSED SITE PLAN
Conversion of existing workshop at Upton Grove, Tetbury, Gloucestershire GL8 8LR		
Paul Halford Architecture	client	job / drawing no.
01285 831000 07819 920809	Mr & Mrs Awbery	1:250@A3 116.P.10

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