



JAMES PYLE & Co.



Jasmine Cottage, 37 Kingscote, Tetbury, Gloucestershire, GL8 8XY

Detached Period Cottage
Recently Refurbished
Character features
2 Double Bedrooms
Garage/off road parking
Potential to extend (subject to planning)
Delightful private garden
Quintessential unspoilt Village



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James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 898 sq ft

Price Guide: £525,000

‘A truly delightful and newly refurbished detached Cotswold stone period cottage tucked away in a superb peaceful village location. No onward chain.’

The Property

Jasmine Cottage is a charming and traditional Cotswold stone detached period cottage discreetly tucked away in the quintessential Gloucestershire village of Kingscote. Believed to be one of the oldest properties within the village where there is a 13th Century church, the cottage is identified in the 1838 Tithe Map and does not appear to the listed. The cottage has been recently refurbished with a new electric central heating system, a new kitchen and remodelling of the first floor to install an upstairs bathroom substituting for a useful utility room on the ground floor. It is considered there is further scope for development with a rear extension subject to the usual planning consents.

The property displays an array of its original period features including exposed timber beams and stone walls whilst the accommodation has been redecorated

complete with new flooring throughout. On the ground floor, there is a good-sized dual aspect living room with large fireplace featuring a bread oven. The modern kitchen/breakfast room has been newly installed with timber units matching the separate utility room. There is a further WC/cloakroom. Upstairs, there are two double bedrooms and a new bathroom with stylish shower over bath.

The cottage has a delightful garden, a small garage/store and potential for further off-road parking if required. The mature garden is laid to lawn with well-established trees and shrub borders around.

Situation

Kingscote is a pretty Cotswold village within easy reach of Tetbury (4 miles) and 4.5 miles away from Nailsworth. This small village is named after the Kingscote family from the 12th century, and has a St.



John's Church together with the Hunters Hall Inn on the edge of the village. Nearby Tetbury is a thriving and historic market town situated within an Area of Outstanding Natural Beauty surrounded by delightful Cotswold Countryside. The town centre offers a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum, as well as Westonbirt Prep and all girls boarding school, and Prince Charles' Highgrove Estate. There is good access to

nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Directions

From the Hunters Hall Inn on the edge of Kingscote village, take the lane opposite down into the village and follow around to the right. After the church, turn left and locate the property on the right. For viewings it may be easier to park by the Church close by.

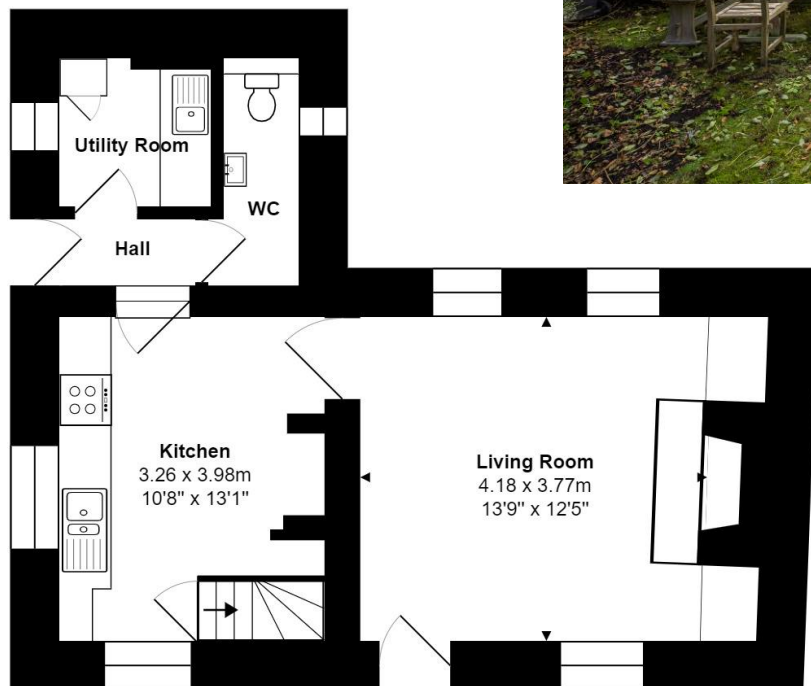
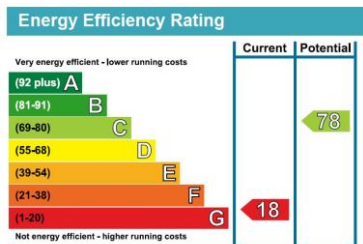
Local Authority

Cotswold District Council

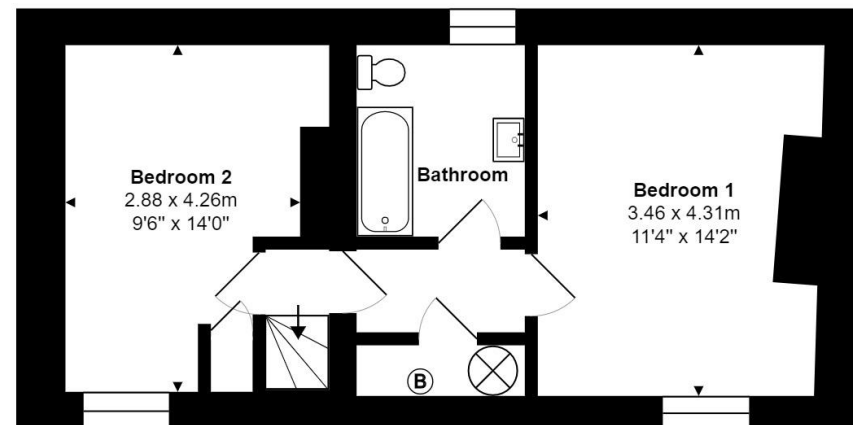
Council Tax Band

F £2,543





Ground Floor



First Floor

Total Area: 83.4 m² ... 898 ft²

All measurements are approximate and for display purposes only as wall thicknesses vary

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