

# PerryBishop

PROPERTY MADE PERSONAL



**Millers**, Westonbirt, Tetbury, Gloucestershire, GL8 8QH

# Millers,

Westonbirt, Tetbury, Gloucestershire, GL8 8QH

## Key Features



4  
Bedrooms



3  
Bathrooms



3  
Receptions

- Quirky features and period character
- Attractive kitchen-diner
- Baronial dining hall
- Stunning sitting room with windows onto the garden
- Large double bedrooms
- Handsome garden with mature planting
- No onward chain
- EPC: G

## About the property

Just five barns make up this small and exclusive development, all completely unique, with period features and plenty of character, formerly part of Home Farm, this house is very special in more than one aspect.

Approached through a pretty courtyard and in through double doors into the kitchen, where there is a well thought out kitchen with an island, integrated appliances and plenty of storage. There is plenty of room for a dining table and double doors are ready to throw open into the garden.

The dining hall is large with beautiful pale parquet flooring and stairs rising to the first floor, there is plenty of room for a dining table and adjacent is a downstairs cloakroom, where formerly there was the front door to the house. The drawing room is beautiful with feature sash windows, parquet flooring and beams from the old barns. Elegant French windows open onto the terrace.

Upstairs the bedrooms are spacious, the principal bedroom has an attractive arched window in the centre of two further windows overlooking the gardens, with an en-suite bathroom. The guest suite has feature windows on two sides, set into the stone mullion arches, this large room has a dressing room and an en-suite bathroom.

There is a further bedroom and a family bathroom with a bath and separate shower. A wonderful passageway across to the other side of the road has windows on both sides, and leads to a further bedroom, an office and winding down the spiral staircase to a reception room. Potentially this could be an annexe.

Outside there are mature gardens to the front and three parking spaces. The rear garden is manicured with a terrace, mainly laid to lawn with a hidden area which has sheds and a greenhouse.

## Amenities

This extremely pretty and unspoilt village is in a conservation area and most of the cottages in it enjoy a wonderful southerly outlook over rolling countryside. The village has a world famous Arboretum and also a well known private Girl's school together with a lesser known treasure - a nearby 9 hole public golf course.

Tetbury, often referred to as the entrance to the Cotswolds, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Swindon, Bristol, Cheltenham, Gloucester and Bath. There is good access to Kemble BR Station with regular Intercity services to London and other regional



commercial centres.

Tetbury is well known for its royal houses being 1.5 miles north east of Highgrove House the country home of HRH the Prince of Wales, with Gatcombe Park, the home of the Princess Royal, being some 4 miles to the north. There are a good range of shops, hotels, Inns and restaurants, primary and secondary schools and leisure and sporting facilities.

Within the local area are a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

#### **Directions**

From our office in Tetbury follow Church Street towards the Bath Road and cross over the bridge. Continue through Doughton and just before the Hare and Hounds there is crossroads, take the left hand turn. The barns are on the right hand side, take the second right and drive to the bottom where there is parking on the right hand side. The property is on the left hand side.

#### **Services & Tenure**

The tenure is Freehold. Mains water, drainage, electricity, and oil are connected.

#### **Local Authority**

Cotswold District Council

Council Tax Band: H

#### **Our reference**

TET/HP/RN/06112023

#### **We'd love to hear from you**

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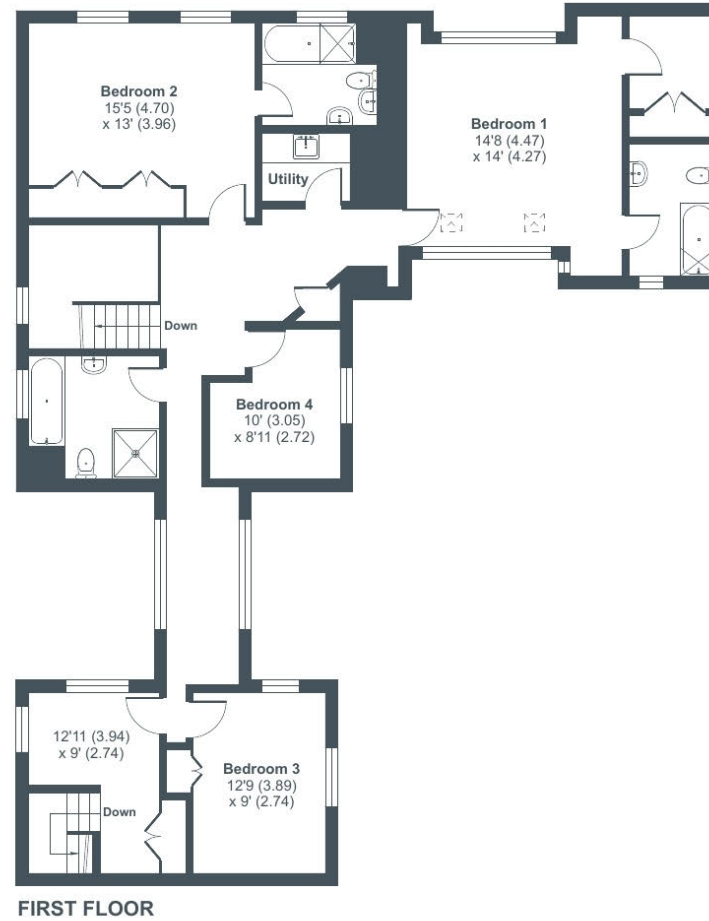
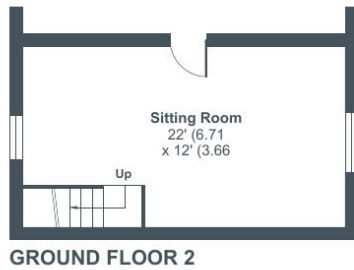
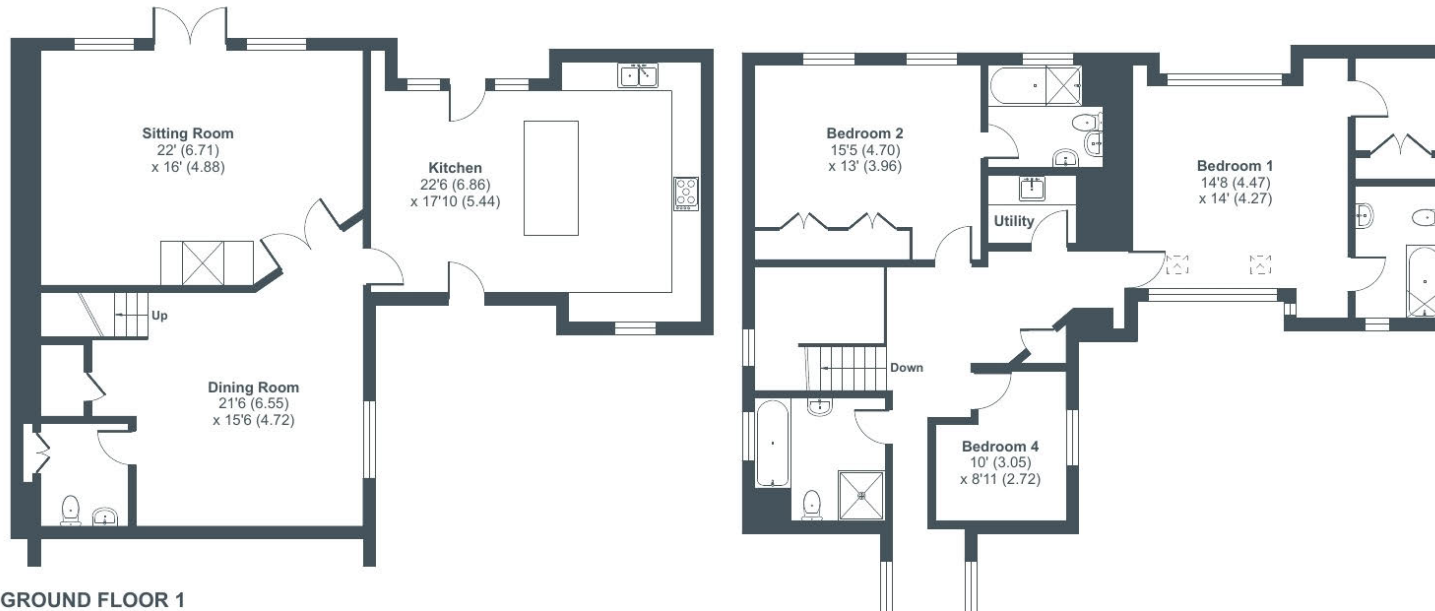




# Millers Westonbirt, Tetbury, Gloucestershire, GL8

Approximate Area = 2740 sq ft / 254.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1051606





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