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PROPERTY MADE PERSONAL



Ambleside, Upton, Tetbury, Gloucestershire, GL8 8LP

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Detached house in a rural hamlet, not far from Tetbury
- Beautiful light filled rooms
- Open plan sitting - dining room with a double sided wood burner
- Utility room and downstairs cloakroom
- Luxurious principal bedroom with en-suite bathroom and dressing room
- Double garage with electric doors and potting shed behind
- Extended garden with fruit trees
- EPC: C

About the property

Nestled in the picturesque countryside, on the outskirts of Tetbury, this modern detached home offers a charming and inviting escape from the hustle and bustle of life. Surrounded by scenic views and tucked away in a secluded location, this stylish home is ideal for those seeking a tranquil retreat.

Approached into a double height hallway, there is plenty of room to hang coats and take off shoes, a double cupboard provides plenty of storage and a downstairs cupboard. There is a useful utility room with planned space for a washing machine and tumble drier, there is access both to the rear garden and the double garage.

The main reception rooms are open plan and exude a sense of light and space, the oak flooring adds luxury, the wood burning stove is double sided and provides a wonderful ambience, the dining side is adjacent to the kitchen-breakfast room, there is plenty of storage and integrated

appliances, windows on three sides create a great deal of light.

The sitting room is dual aspect and enjoys the very best of the stunningly landscaped gardens and the fields beyond. Double doors are ready to be thrown open onto the terrace, which is South West facing and a gorgeous sun trap, a wisteria wends its way across the pagoda.

Upstairs the principal bedroom is a haven of tranquillity, there is a dressing area and an en-suite bathroom with a bath and separate double shower. The bedroom is light with dual aspect windows. There are two further double bedrooms, one with an en-suite shower room and a single bedroom which could be a study.

Boasting luxurious finishes and a peaceful ambience, this property is the epitome of sophisticated country living. The spacious garden provides a serene outdoor space to relax and unwind, whilst the thoughtfully landscaped lower garden has a Mediterranean feel. At the back of the garden is a meadow area with views across the fields, the very best of the sunsets can be seen from here.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, 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, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and



Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 - 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

From our office in Church Street, take the first exit off the roundabout into Long Street. Continue to the end and take the second turning on the left, this is actually straight on into Hampton Street. Continue on this road out of Tetbury for just over a mile and as the road bends take the left hand fork into Tetbury Upton. The house can be found half way down on the left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: G

Our reference

TET/HP/RN/08032024

We'd love to hear from you

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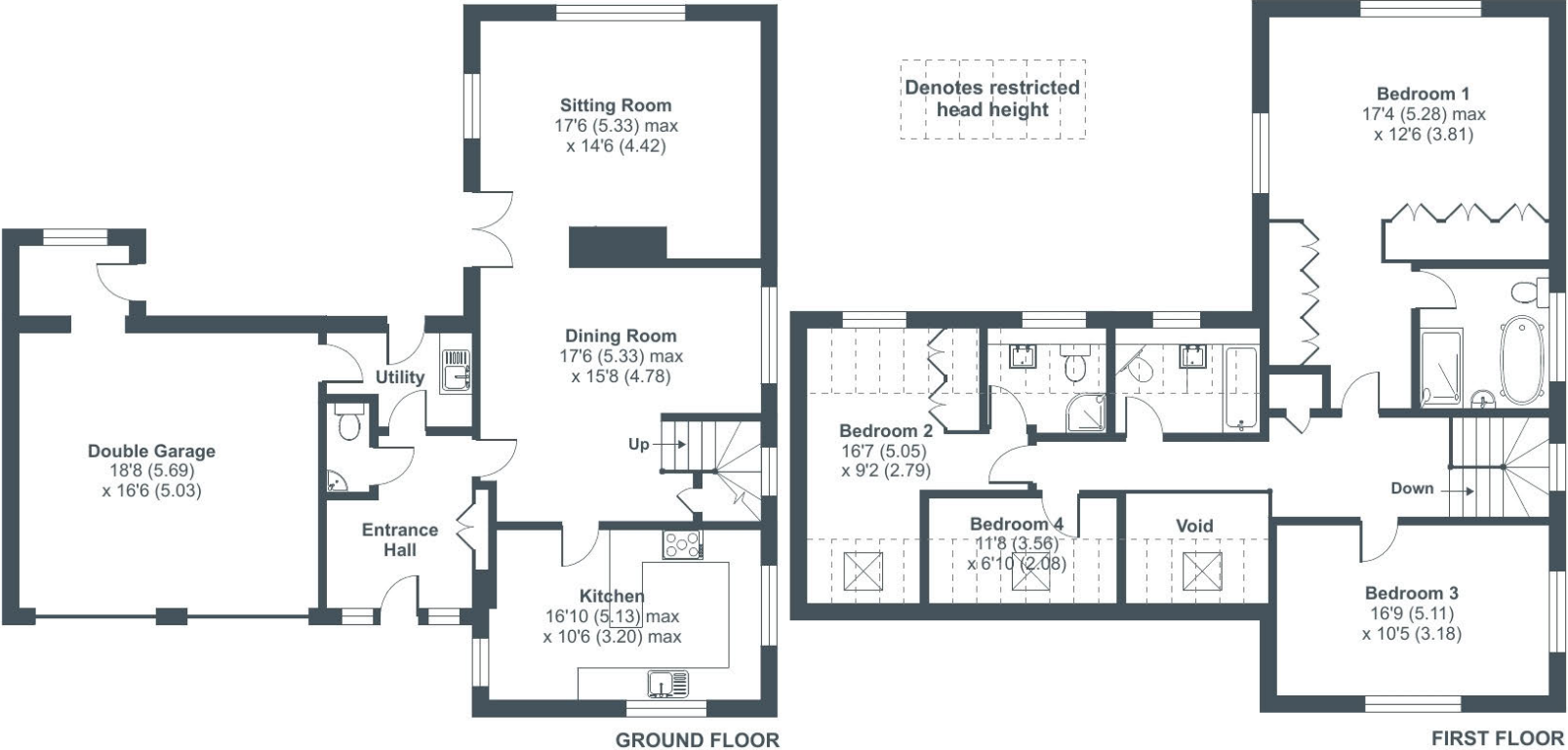




Ambleside Upton, Tetbury, Gloucs, GL8

Approximate Area = 1821 sq ft / 169.1 sq m
 Limited Use Area(s) = 208 sq ft / 19.3 sq m
 Garage = 350 sq ft / 32.5 sq m
 Total = 2379 sq ft / 221 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 2024. Produced for Perry Bishop. REF: 1095636





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

