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PROPERTY MADE PERSONAL



Lavender Cottage, Shipton Moyne, Tetbury, GL8 8PT

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Key Features



5 to 6
Bedrooms



4 to 5
Bathrooms



3 to 4
Receptions

- An extended and upgraded home in the heart of this lovely village
- Large entrance hall
- Modern kitchen-diner with a walk in pantry
- Utility/boot room with shower room
- Sitting room with double doors to the wraparound garden
- All double bedrooms with principal having a dressing room and large bathroom
- Well thought out storage throughout
- Beautiful gardens wrap all around with delightful nooks and crannies

About the property

Set in the heart of a welcoming Cotswold village, this attractive and spacious home is perfectly designed for family life. With five comfortable double bedrooms and three modern bathrooms, there's plenty of space for everyone to spread out and enjoy their own privacy.

The ground floor has a large welcoming entrance hall with a reception room overlooking the front, with French doors to the side and a fireplace. A snug with bespoke cupboards and double doors into the sitting room which is perfect for entertaining. Solid oak floors, wide skirting boards and three sets of French doors ensure that the outside is perfectly accessible and a wood burning stove makes the room cosy on those colder nights.

The heart of the house is a warm, sociable space that brings everyone together, while still offering the flexibility a growing family needs with a large dining area. The kitchen has a Rayburn stove, large island unit with plenty of drawers, two ovens with slide and hide doors, an induction hob and an integrated dishwasher. A stable door overlooks the terrace at the back and a walk in pantry has plenty of room for storage and additional refrigeration.

Adjacent is a downstairs cloakroom, and a boot/utility room which has a shower room off, perfect for washing the dogs after a muddy walk. A stable door opens on to the garden at the back.

Upstairs a wide landing leads to five double bedrooms, the principal bedroom has the benefit of a walk in wardrobe and a contemporary en-suite bathroom with a separate shower. Bedroom 2 and 3 have access to a jack and jill shower room. The family bathroom is spacious with a bath and separate shower. There is plenty of storage on this floor.

Outside, the large garden is perfect for children to play, family barbecues, and quiet evenings surrounded by nature, with lots of cleverly designed rooms. The double garage with electric doors comes with a self-contained annexe above – ideal as a guest suite, teen hangout, or even a home office. With parking for up to ten cars, there's room for visitors and older children with their own vehicles.

This is a rare opportunity to enjoy village life with all the space and comfort a modern family needs – in a safe, friendly community and with beautiful countryside on the doorstep.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

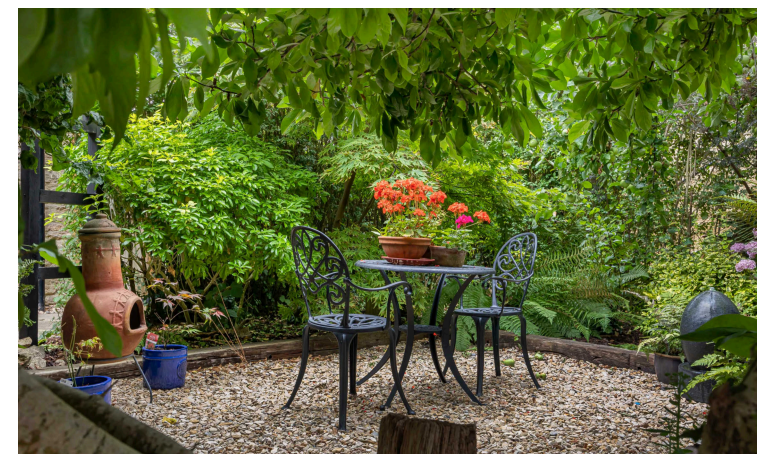
We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Shipton Moyne is a delightful unspoilt Cotswold village just 3 miles south of Tetbury with a popular Pub, Village Hall, Church, Post Office/Store and children's playing field. The village is surrounded by many rural walks,

Nearby, 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 Church Street, head over the Bath Bridge towards Highgrove. After leaving the outskirts of Tetbury turn left at Close Farm Organics and continue into the village, the road will fork off to the right into Hedge ditch Lane, the house is on the left hand side before the playing fields.

What3Words: ///acting.quietest.global

Services & Tenure

The tenure is freehold. Mains Water, Drainage and Electricity, the property is on oil.

Local Authority

Cotswold District Council

Council Tax Band- E

Our reference

TET/HP/MS/23072025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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what the owner said

"The house has been a fantastic family home that we have raised our 4 children in, as well as having some great parties with friends and neighbours over the years.

We have been fortunate to have a great set of neighbours that we have got to know over the years we have lived here.

The village is a peaceful and quiet place, with the occasional tractor or horse passing the gate."







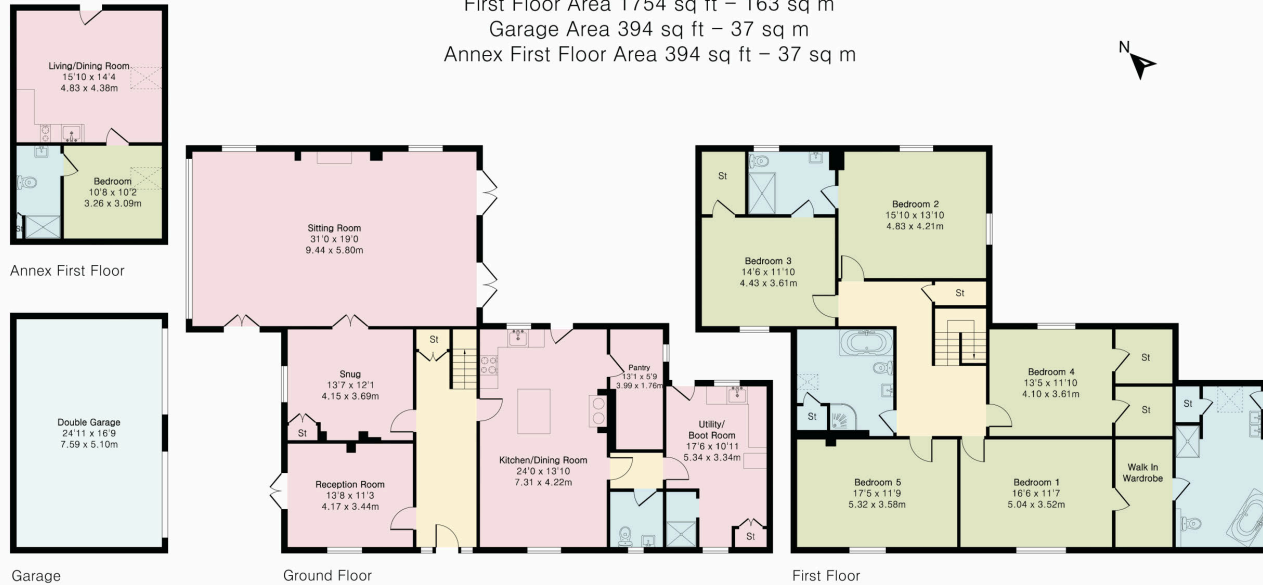
**Approximate Gross Internal Area 3518 sq ft - 327 sq m
(Excluding Garage & Annex)**

Ground Floor Area 1764 sq ft – 164 sq m

First Floor Area 1754 sq ft – 163 sq m

Garage Area 394 sq ft – 37 sq m

Annex First Floor Area 394 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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