



THE MALTINGS,

5 Windmill Cottages, Kingscote, Tetbury, Gloucestershire, GL8 8YD

Presented by
Helen Pugh

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

KEY FEATURES

- Modern and contemporary interior, with views from every window
- Large boot room/hallway
- Stunning kitchen-dining-family with a large island
- Wine cellar
- Sitting room with wood burning stove, dual aspect views
- Dining room with plenty of room to entertain
- Principal bedroom with en-suite shower room, dressing room and balcony overlooking fields
- Three further double bedrooms, one with en-suite
- Two bedroom annexe

ABOUT THE PROPERTY

A truly bucolic setting, this stunning house is surrounded by quintessentially Cotswold scenery - rolling countryside and woodlands in the distance, fields and far reaching views.

Approached into the porchway with plenty of room for shoes, this leads into the inner hall with its bank of utility cupboards and a downstairs cloakroom. There are many storage cupboards here, whilst steps lead down to the main body of the house.

The dining room has a beautiful solid oak floor, with stairs rising to the first floor, plenty of room for a large table and a cosy snug area with a wood burning stove.

Central to the house is the magnificent kitchen with its large island and contemporary wood work, a range oven is centrepiece. Double oak doors lead down to the cellar which has been tanked and will be lined with shelving for wines. The family room part of the kitchen has room for a table and a large sofa focusing on the bi-folding doors which has the best of the views across the valley, with terracing outside. At the rear of the house is a large sitting room with a feature fireplace containing a wood burning stove, windows on two sides frame the fabulous view.

Upstairs the principal bedroom has a beautiful vaulted ceiling with exposed stone on one wall, an en-suite shower room, a stand-alone bath on one side of the bedroom is a special place to have a bath and enjoy the changing scenery across the valley, double doors open onto the glass fronted balcony. A ladder leads to a dressing room on the mezzanine floor.

There are three further double bedrooms, one in the eaves with a sitting area as well as the bedroom, and another with a large sitting area and an en-suite shower room. The family shower room is contemporary.

Outside there is ample parking for several cars, a wood shed and shed for storage. A useful annexe can be used as separate accommodation and is currently let on Airbnb at irregular intervals. Cwtch Cottage has a large open plan kitchen-sitting-dining room with double doors opening onto the decking area with a hot tub and plenty of seating. Upstairs there are two bedrooms upstairs and a cloakroom.

The gardens and terracing wrap around the house, there is an oak gazebo and plenty of seating whilst the garden is mainly laid to lawn with mature planting.









Step Outside

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**Approximate Gross Internal Area 3234 sq ft - 300 sq m
(Excluding The Cottage)**

Cellar Area 120 sq ft - 11 sq m
 Ground Floor Area 1596 sq ft - 148 sq m
 First Floor Area 950 sq ft - 88 sq m
 Mezzanine Area 63 sq ft - 6 sq m
 Second Floor Area 505 sq ft - 47 sq m
 The Cottage Ground Floor Area 421 sq ft - 39 sq m
 The Cottage First Floor Area 421 sq ft - 39 sq m



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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.



ADDITIONAL INFORMATION

Kingscote is a very pretty Cotswold village named after the Kingscote family from the 12th century, with a manor house and St. John's Church together with the Hunters Hall Inn on the edge of the village. Kingscote is within easy reach of Tetbury, just 4 miles and 4.5 miles from Nailsworth.

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 west 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.

Directions

From our office in the centre of town proceed down Long Street. Take the first turning left into New Church Street which becomes Charlton Road and continue on from here, through the village of Beverston and straight over the traffic lights at Calcot.

Take the right turning opposite the Hunters Hall signposted to the village of Kingscote. Continue into the village and take the first left turn into Windmill Lane, the house can be found on the right hand side.

What3Words: ///repaid.beep.magic

Services & Tenure

The tenure is freehold. Mains electricity and water are understood to be connected. The house is on oil, the cottage is on LPG gas, and there are two septic tanks.

Local Authority

Cotswold District Council

Council Tax Band - G

Our reference

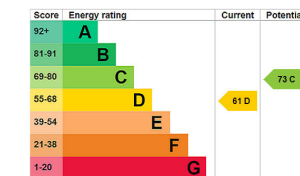
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We'd love to hear from you

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