

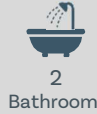
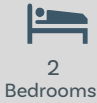
5 Westonbirt, Tetbury, Gloucestershire, GL8 8QT



Charming Cotswold stone village cottage • Discreetly hidden from the passerby •
Spacious and generous in proportions • Kitchen with stable door • Sitting Room with wood burner • EPC E •

5 Westonbirt, Tetbury, Gloucestershire, GL8 8QT

Key Features



About the property

A quintessentially English cottage, set within the pretty hamlet of Westonbirt. This charming cottage was formerly part of the Old Schoolhouse and is a short walk from the famous Arboretum.

Approached into the hallway,, stairs rise to the first floor with storage beneath and a useful cupboard. There is a study/bedroom three on the ground floor which has an adjacent cloakroom.

The sitting room is spacious with a wood burning stove set in a feature fireplace, double doors open into the garden room which has recently been fitted with a proper roof making it a room to use in all season, and doors to open into the garden.

The kitchen has a butlers sink and marble worktops, integrated appliances which include a slimline dishwasher, oven and ceramic hob, washing machine and fridge. A stable door opens onto the front garden.

Upstairs there are two characterful bedrooms, one with a walk-in wardrobe and the other with eaves storage. The family shower room has recently been installed.

Outside to the front there is driveway parking, access around the side of the house which leads to the private walled garden, sheltered and in a very English Country Garden style.

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 the world famous Westonbirt Arboretum, with 18,000 trees and shrubs set within 600 acres of beautiful, landscaped grounds, 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.

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.

Directions

From our office in the centre of Tetbury proceed along Church Street which becomes Bath Road, continue on to Westonbirt Arboretum and immediately opposite the entrance to the car park, turn left signposted Westonbirt Village. After about 1/4 mile turn left at the crossroads into The Street and the house is down the second driveway on the left.

What 3 Words: [///steepest.lushly.vineyard](#)

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Private Supply
Sewerage - Private Supply
Heating - Oil

Local Authority

Cotswold District Council
Council tax Band - D

Our reference

TET220221
16th July 2026

We'd love to hear from you

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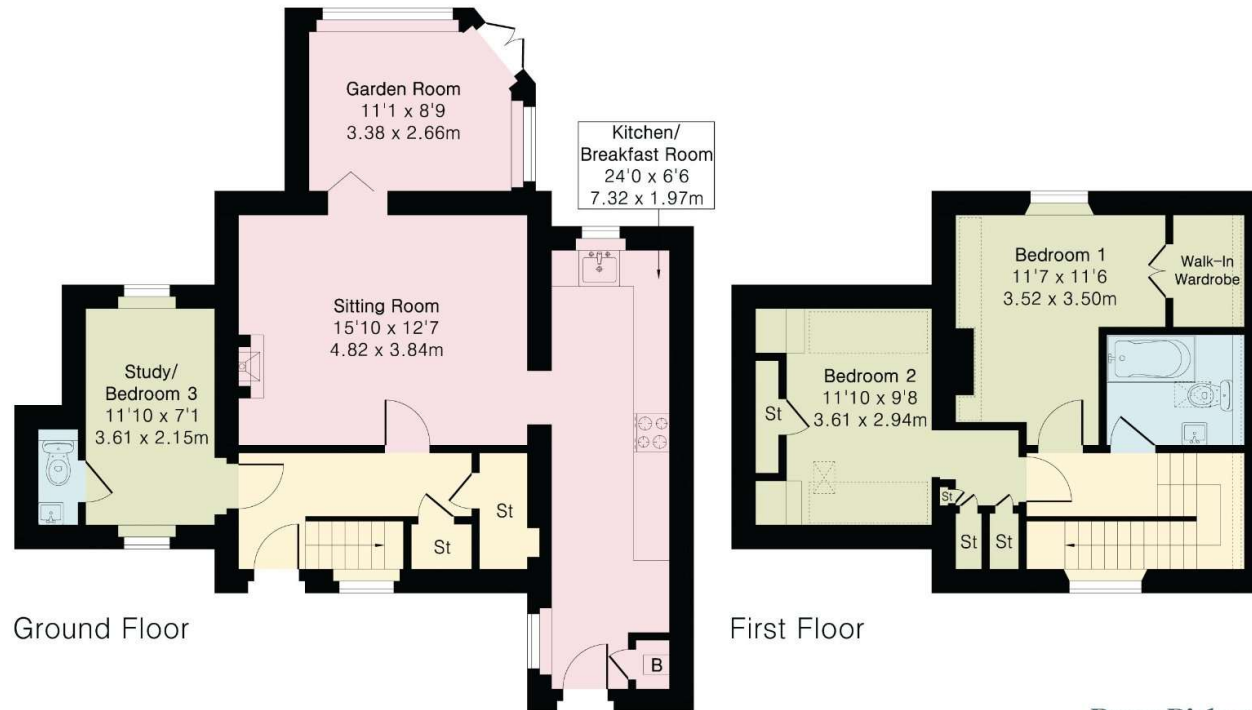




Approximate Gross Internal Area 1120 sq ft - 104 sq m

Ground Floor Area 691 sq ft – 64 sq m

First Floor Area 429 sq ft – 40 sq m



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PROPERTY MADE PERSONAL



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.

Gloucestershire • Oxfordshire • Wiltshire

