

# PerryBishop

PROPERTY MADE PERSONAL



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Willesley, Tetbury, Gloucestershire, GL8 8QX

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### Key Features



5  
Bedrooms



3  
Bathrooms



4  
Receptions

- Generous detached house surrounded by countryside
- Large kitchen with adjacent utility room
- Refurbished bathrooms
- Mature gardens, mainly laid to lawn
- Triple garage and annexe accommodation with potential
- Former kennels and cattery
- No onward chain

### About the property

Surrounded by rolling countryside, this detached five bedroom house has to be seen to understand that there is no such thing as a small room within its walls!

Approached into the porch, which leads into the farmhouse kitchen, complete with plenty of storage, a range oven and space for appliances. Adjacent is a good size utility room, again with plenty of storage.

The house was formerly two workers cottages and this is evident in the dining room with a feature fireplace and potential for a wood burning stove. An internal hallway has a staircase to the first floor and a downstairs cloakroom.

The snug at the rear of the house was a relatively recent addition and opens up into the conservatory with double door into the garden. The sitting room is huge with windows along one side.

Upstairs there is a double bedroom over the extension with windows on two sides and the use of the newly refurbished family bathroom with a bath and separate rainfall shower. The principal bedroom is an extremely good size, windows on two sides and an en-suite bathroom with a separate rainfall

shower.

There are two further double bedrooms and a single bedroom, with a family shower room between.

Outside the gardens run in a long triangle, with terracing close to the house, lawn and then tapering to a prolific orchard.

Opposite the house is parking area for several cars, the driveway will have gravel delivered to tidy up the front. The former cattery has been refurbished to create a triple garage with two rooms which could form a work from home office or a teenagers den. There are multiple purposes for this area.

The house has been the subject of some significant upgrades including new doors and windows, two new bathrooms, a new boiler and oil tank and solar panels which were installed in 2021.

There is a bridle path which goes along the driveway.

### 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

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 with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both 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, follow the road out of Tetbury over Bath Bridge towards Doughton. Follow through the village of Doughton, past The Hare and Hounds at Westonbirt. Go through the signs for Willesley and the property can be found on the left hand side.

What3Words /// smudges.pokes.captures

#### Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected and the property is on oil.

#### Local Authority

Wiltshire Council

Council Tax Band E

#### Our reference

TET/HP/CDH/13032026

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

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk









**Approximate Gross Internal Area 2402 sq ft - 223 sq m  
(Excluding Garage/Workshop & Clipping Shed)**

Ground Floor Area 1288 sq ft – 120 sq m

First Floor Area 1114 sq ft – 103 sq m

Garage/Workshop Area 1220 sq ft – 113 sq m

Clipping Shed Area 261 sq ft – 24 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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T: 01666 504418

E: [tetbury@perrybishop.co.uk](mailto:tetbury@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

**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.

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