



2 Bedroom  
End of Terrace  
Cottage Located  
in Westonbirt

£1,650 Per Month

East Cottage  
Westonbirt  
Tetbury  
GL8 8QT



Victoria Allman  
lettings

- Semi-detached Grade II listed character cottage
- Delightful rural village location
- Large living room
- Two bedrooms
- Beautiful gardens
- Off-street parking for two cars
- Council Tax Band E (£2,562 pa)



2



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1



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## SUMMARY

East Cottage is a quintessential Cotswold stone semi-detached cottage situated in this pretty and unspoilt village which was once part of the Holford Estate.

Packed with character and period features, this wonderful property is in an exceptional location in Westonbirt, the home of the National Arboretum. This two bedroom cottage is an ideal bolthole for those looking to enjoy the Cotswold countryside, whilst taking advantage of the nearby amenities of the ever popular Tetbury, Malmesbury and surrounding villages.

## DESCRIPTION

This very pretty Grade II listed end of terrace cottage is situated down a quiet no-through lane within the highly sought-after village of Westonbirt. The cottage retains many original features including open stonework and beams, and has been refurbished and re-decorated to a high specification throughout.

The front porch opens to a large dual-aspect living room with flagstone flooring and a traditional fireplace with wood burning stove. This leads through to the kitchen which has stylish fitted units and built-in appliances, and a separate rear lobby which takes you into the garden. Upstairs there are two bedrooms and a spacious bathroom.

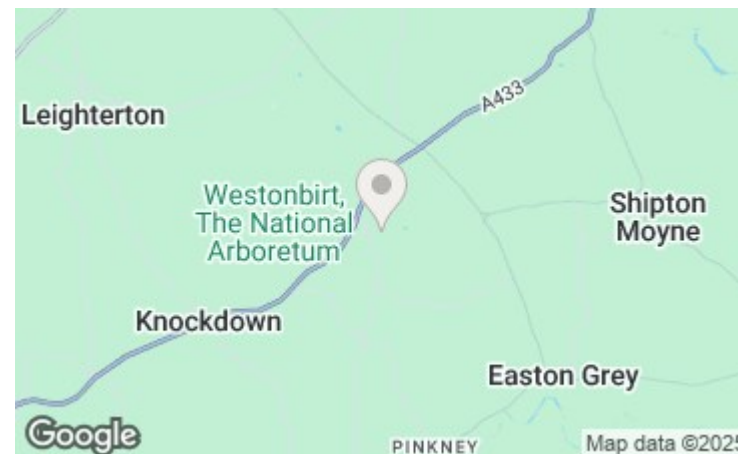
Externally, the property is surrounded by beautiful gardens on three sides and has delightful views over the surrounding fields. There is ample off-street parking for at least two cars.

## SITUATION

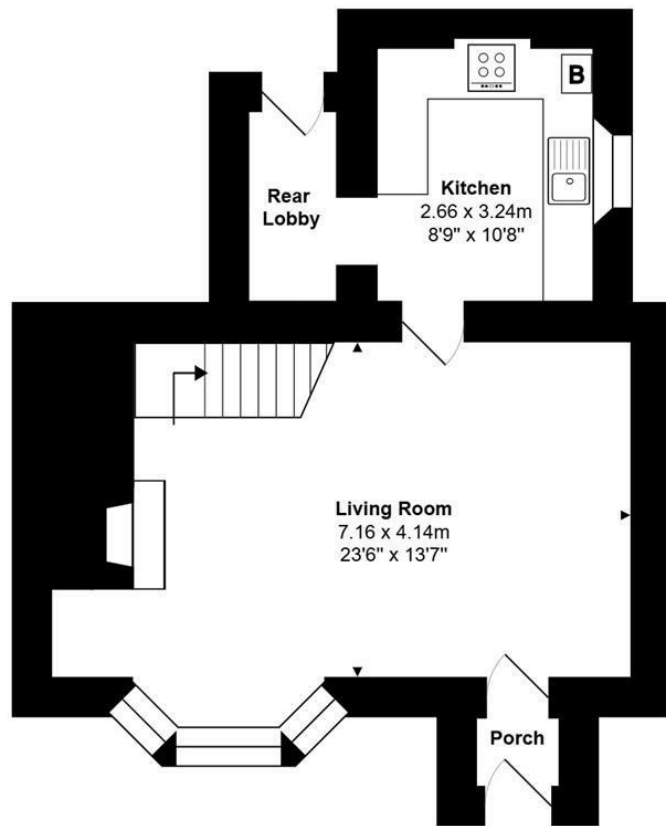
Westonbirt is a highly desirable and charming village situated in the South Cotswolds just 4 miles from Tetbury. The village is home to the famous National Arboretum which has a magnificent collection of trees, amazing walks, and plays host to various cultural events and concerts. Westonbirt School is on the doorstep and has a modern leisure centre and swimming pool as well as a 9 hole golf course open to the public. The popular Hare & Hounds hotel and bar is also situated a short walk away, as is the Beaufort Polo Club.

The thriving village of Sherston is just two miles away, and has an excellent public house, a village store and post office, cafés and other amenities. Just 10 minutes drive is Tetbury, a busy historic Cotswold market town with a broad range of shops and amenities including a large supermarket, community hospital, surgeries and highly regarded schools catering for all ages. Tetbury also has a number of excellent independent boutiques, antique shops, hotels, cafes and restaurants. There are nearby Waitrose stores in Malmesbury and Cirencester.

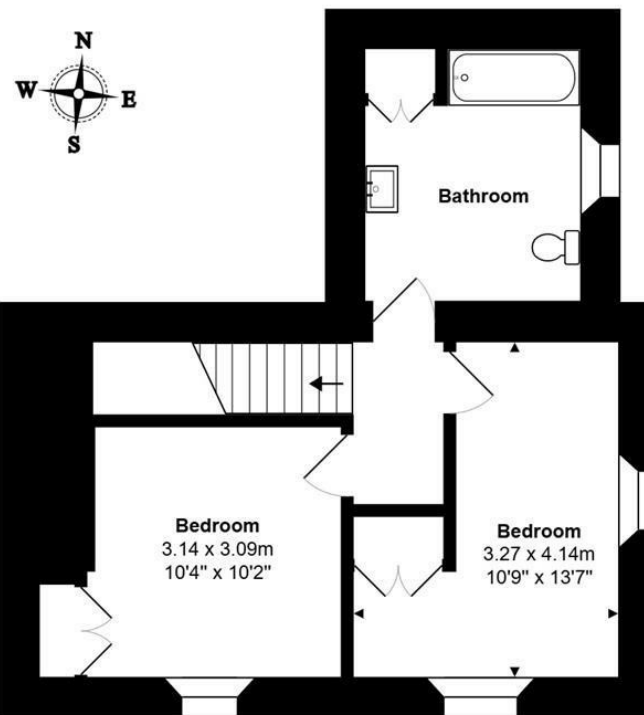
Conveniently located less than half an hour from the M4 and M5 motorways, Westonbirt is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to nearby Kemble and Chippenham train stations which provide regular fast services to London and other regional centres.







**Ground Floor**



**First Floor**

Total Area: 81.9 m<sup>2</sup> ... 882 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## DIRECTIONS

From Tetbury, take the A433 Bath Road to Westonbirt. Opposite the entrance to Westonbirt Arboretum, turn immediately left down the hill and at the crossroads, turn left into Westonbirt village and the property is located on the left hand side.

Postcode: GL8 8QT

What3Words:  
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## CONTACT

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