



2 Bedroom  
Character Cottage  
in Acton Turville

£1,500 Per Month

Gate Cottage  
Badminton Road  
Acton Turville  
GL9 1HE



Victoria Allman  
lettings

- Character two bedroom Cotswold cottage
- Great location in the popular village of Acton Turville
- Open-plan kitchen/dining/living room
- Newly redecorated throughout, new bathroom installed
- Attractive garden and garage
- Council Tax Band B (South Gloucestershire)
- Available from June on a long-term let



2



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2



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## SUMMARY

Gate Cottage is a delightful two-bedroom cottage in a well-appointed location on the edge of the popular village of Acton Turville, near to Badminton.

This is an ideal bolthole to enjoy the South Cotswold countryside, whilst also having great commuter access to Bath, Bristol and other regional centres.

Available unfurnished on a long-term let from mid-June.



## DESCRIPTION

Tucked away down a private driveway on the edge of Acton Turville village, Gate Cottage is a newly refurbished semi-detached character cottage which forms part of a larger country residence. The cottage - newly decorated throughout - has an upside-down layout with the bedrooms and bathroom on the ground floor and living area upstairs.

The entrance hall leads through to two good-size double bedrooms, a stylish bathroom with a newly-installed walk-in shower, and a separate WC. The larger bedroom benefits from additional natural light from a small courtyard. To the left of the entrance hall is the staircase leading up to the kitchen/dining room which is well-equipped with modern fitted cupboards and an integrated oven and hob. The open-plan design is light and airy and flows through to a cosy living room with a woodburning stove.

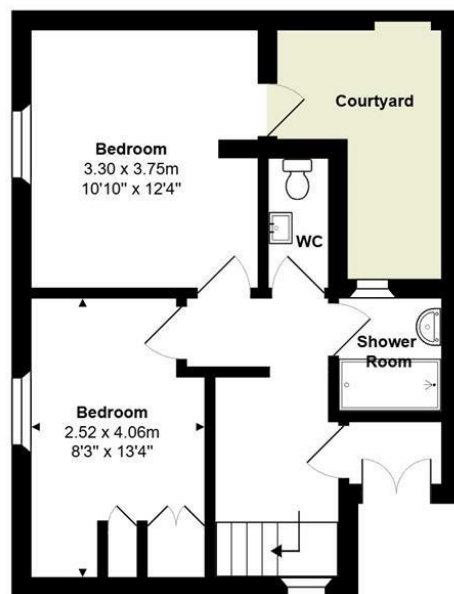
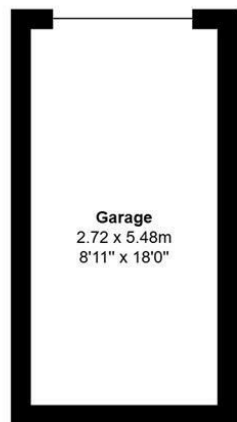
Externally, there is an attractive lawned garden with established hedges for privacy, and a gravelled seating area for outside dining. Finally, there is a single garage and additional off-street parking.

## SITUATION

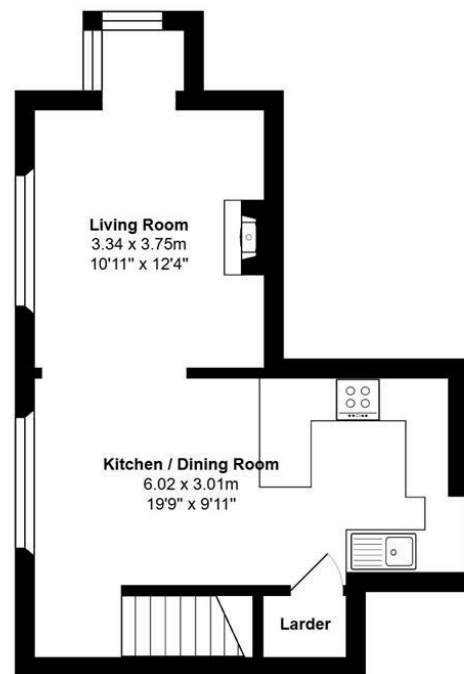
Acton Turville is an attractive and popular Cotswold village situated on the Gloucestershire/Wiltshire border close to the Duke of Beaufort's Badminton Estate, home to the famous Badminton Horse Trials. Village amenities include the popular Fox & Hounds pub, a busy village shop and post office, a delightful 12th century church, and a highly regarded primary school. The village is surrounded by a network of paths and bridleways providing excellent walking and riding amidst beautiful parkland and countryside. In addition to the Badminton Estate, close by is the beautiful Forestry England run Westonbirt Arboretum and King Charles' Highgrove Estate.

The nearby market towns of Chipping Sodbury (6 miles), Malmesbury (10 miles), and Tetbury (10 miles) are close by with a broad range of shops and amenities. Bath and Bristol are also easily accessible within 30 minutes drive, and Junction 18 of the M4 is just 5 minutes away. Nearby Chippenham and Bath train stations provide regular fast services to London and other regional centres.





Ground Floor



First Floor

Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup> (excluding courtyard and garage)

All measurements are approximate and for display purposes only

## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and electric heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors and in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

## DIRECTIONS

From Junction 18 of the M4, head north on the A46 and take the first right hand turn at the traffic lights onto Acton Turville Road (B4040). Continue for around 3 miles. On entering Acton Turville village, turn right and then immediately left by the Fox & Hounds pub. Continue through the village passed the left hand turn onto Sodbury Road. Then immediately turn left and follow the drive round to Gate Cottage.

Postcode: GL9 1HE

What3Words:  
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## CONTACT

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