



4 Bedroom
Detached House
Located in
Kingscote

£2,500 PCM

Ashel Barn Cottage
Kingscote
Tetbury
GL8 8YB



Victoria Allman
lettings

- Very well presented Victorian cottage
- Large open plan kitchen with adjoining dining room
- Four double bedrooms
- Three receptions rooms
- Beautiful garden with countryside views
- Private patio with outdoor seating area
- Garage and workshop
- Council Tax Band F £3,167
- EPC Rating E
- Available July 2025



4



2



3



E

SUMMARY

Beautifully presented four double bedroom Victorian cottage with delightful kitchen/breakfast room, three reception rooms, double garage, and large garden with stunning views in Kingscote.

Kingscote is a pretty Cotswold village within easy reach of Tetbury and Nailsworth and named after the Kingscote family who have been associated with the area since the 12th century. Surrounded by rolling countryside, ancient woodland and historic sites, the village offers peaceful rural beauty and easy access to local and regional attractions.

DESCRIPTION

Ashel Barn Cottage is a beautifully presented Victorian cottage which offers flexible accommodation and a wonderful rear garden - a perfect house for a family. The property has a large and light kitchen/breakfast room with stylish fitted units and range cooker, and an adjoining dining room which looks out over the garden. Other rooms downstairs include a large reception hall, an attractive living room with log burner, an office/snug off the kitchen, and a separate utility room. On the first floor is a large master bedroom with an en-suite shower, three further double bedrooms and a family bathroom with a rolltop bath, as well as useful additional storage space.

Externally, there is a lovely lawned rear garden and private patio which overlooks the beautiful surrounding countryside. The property has a double garage and workshop, and ample off-street parking.

LOCATION

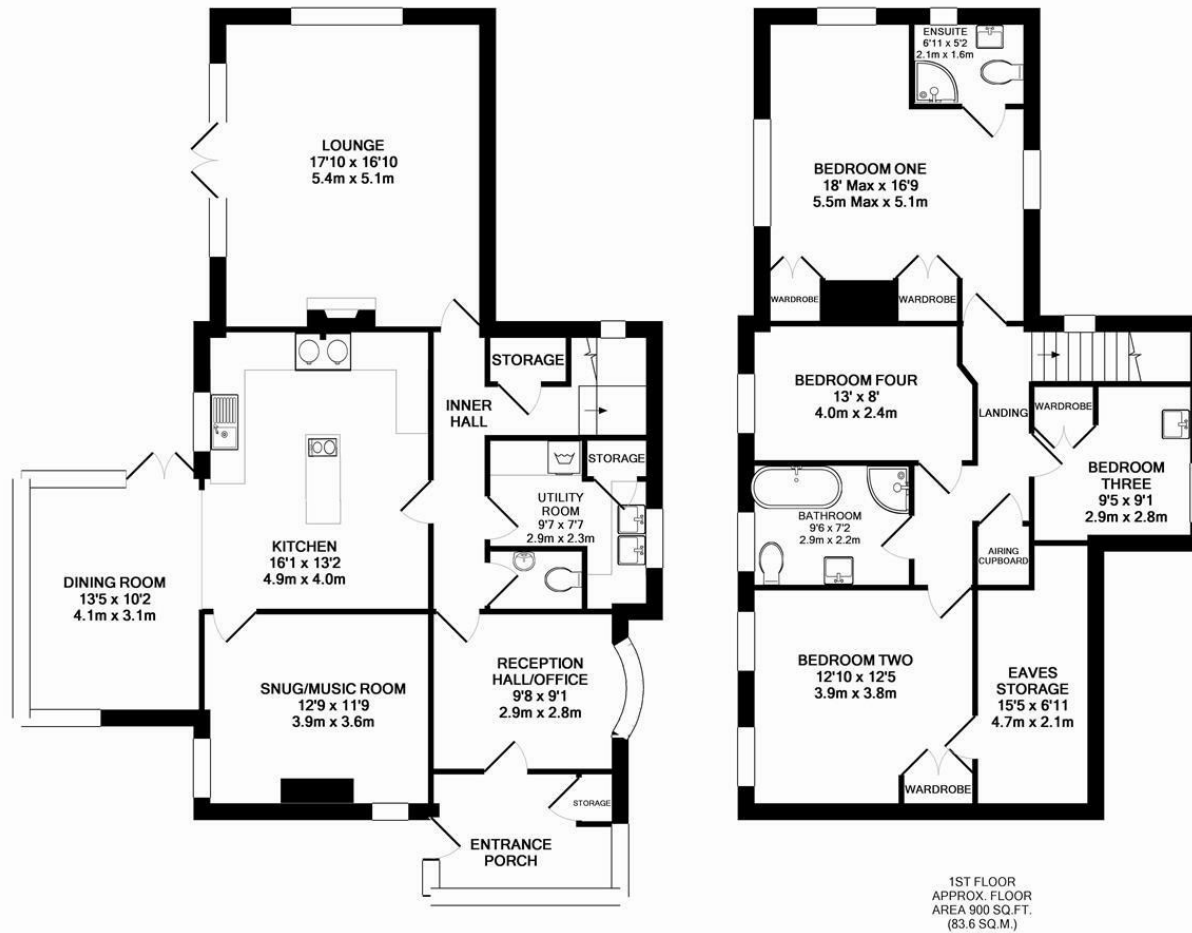
Kingscote is close to the popular market towns of Tetbury (4 miles) and Nailsworth (4.5 miles). Surrounded by rolling countryside, ancient woodland and historic sites, the village offers peaceful rural beauty and easy access to local and regional attractions. The nearby Hunters Hall Inn is a traditional pub providing good food and a cozy atmosphere, popular among locals and visitors alike.

Nearby Tetbury is a thriving and historic market town situated within an Area of Outstanding Natural Beauty surrounded by delightful Cotswold Countryside. The town centre offers a broad range of shops and amenities for everyday needs as well as a number of quality boutiques and antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also well-regarded schools catering for all ages.

Kingscote is conveniently located for both the M5 (8 miles) and M4 (14 miles) motorways, and is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum, as well as King Charles' Highgrove Estate. There is good access to nearby Kemble and Stroud railway stations which provide regular fast services to London and other regional centres.





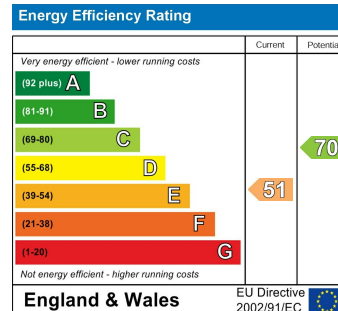


GROUND FLOOR
APPROX. FLOOR AREA 1166 SQ.FT. (108.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 900 SQ.FT. (83.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2066 SQ.FT. (191.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

Travelling on the A4135 pass the Hunters Hall Inn on the left, continue straight and Ashel Barn Cottage is on the left hand side immediately before the left hand bend in the road.
Postcode: GL8 8YB
What3Words: [///somewhere.kite.hoped](https://www.what3words.com/#!/en/somewhere.kite.hoped)

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