



Blue Book.

THE OLD RECTORY

Beverston, Tetbury





Pre-facade:

Main House:

Ground Floor: Reception hall | Drawing room | Study | Dining room | Garden room | Kitchen/Breakfast room | Utility/Boiler room | Boot room | WC | Wine cellar

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms | Bathroom

Second Floor: Three further bedrooms | Bathroom

Separate Two Bedroom Cottage

Separate One Bedroom Bothy

Outbuildings:

Stables | Triple garage | Wood store | Potting shed & WC | Summer house | Greenhouse

Garden and Grounds:

Tennis court | Orchard | Pasture | Water garden

For sale Freehold:

Approximate Total Area:

721 sq m / 7,761 sq ft



*Why we love
The Old Rectory.*

‘The Old Rectory is a particularly fine Georgian Grade II listed country house which makes up a key part of the historic Gloucestershire village of Beverston. This exceptional family home was built in 1729, with further very successful enhancements added in the 19th Century.’

The Old Rectory.



With its excellent early 18th century proportions and generous rooms, the house offers an exceptionally balanced and well configured layout which works perfectly for a modern family lifestyle. Having been a loved family home for almost 60 years the house has been particularly well looked after and retains many of its period features including high ceilings, sash windows, working fireplaces, and stone and hardwood floors. Furthermore, and due to the East and West orientation of the house, there is a flood of natural light throughout, particularly in the principal rooms.

The ground floor works particularly successfully with both the drawing room

and dining room having stunning views over the garden, working perfectly for entertaining on a formal level. The kitchen also works well with plenty of space for a large table and direct access into a garden room, complete with French doors into the garden. This floor is also home to a well configured study, a boot room, and a welcoming entrance hall which gives access to both the front and rear of the house.

On the first floor, there are four double bedrooms and two bathrooms, and the top floor gives access to a further three bedrooms and a bathroom. The house also has a useful wine cellar as well as plenty of attic storage space.









The Old Rectory.

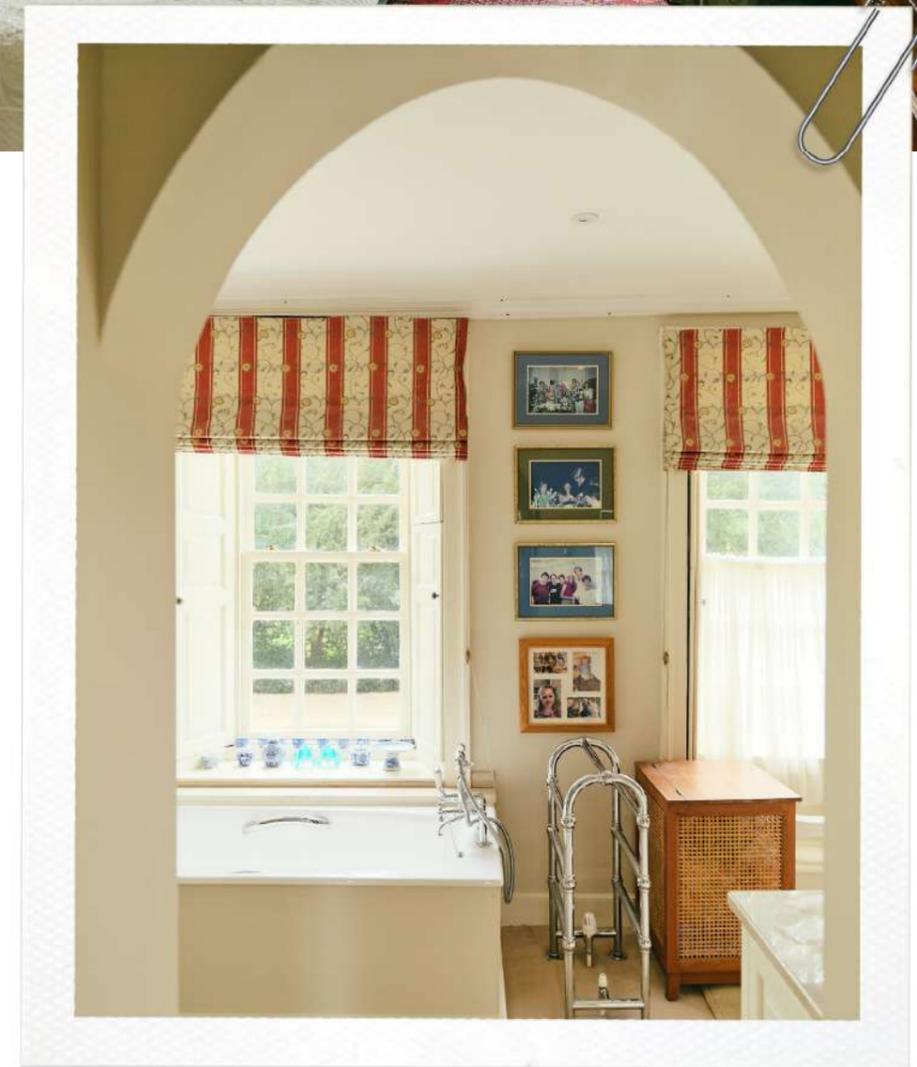
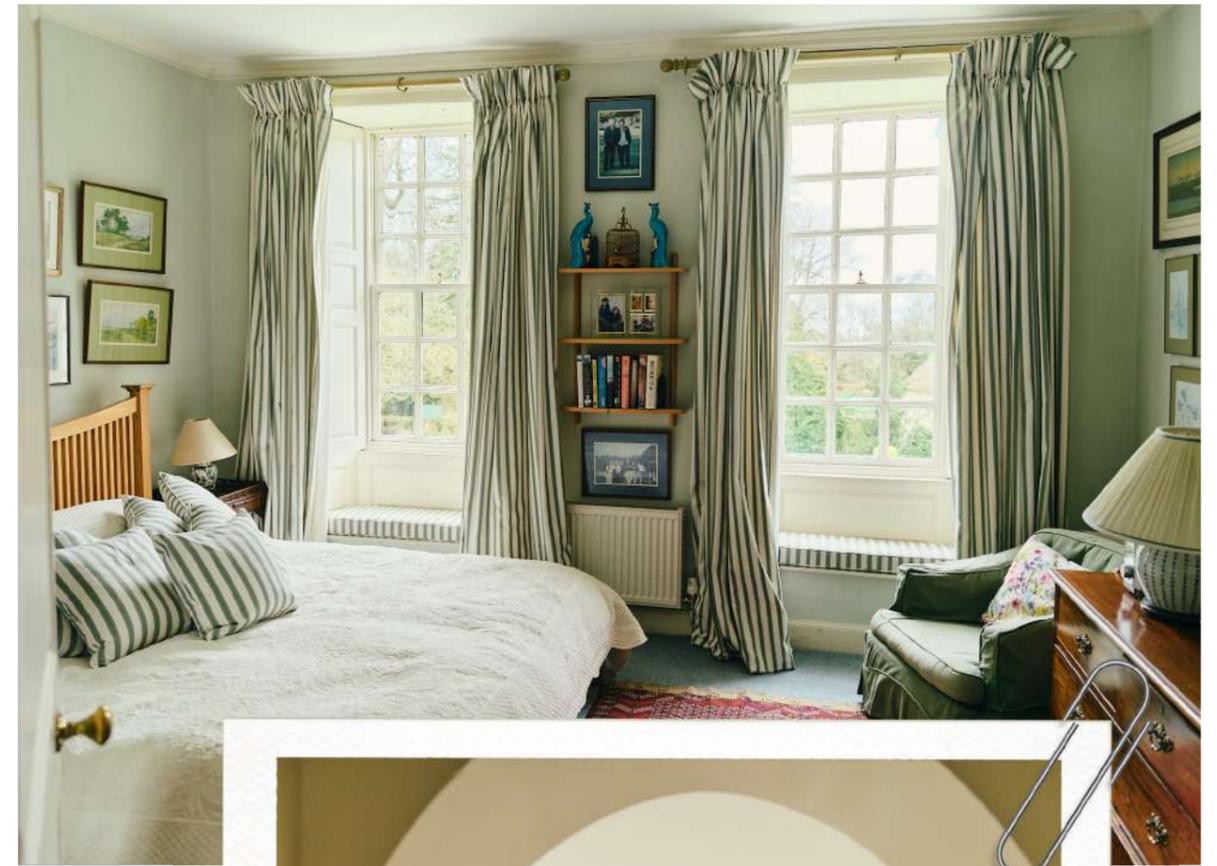




The Old Rectory.



The Old Rectory.







COTTAGE, BOTHY AND OUTBUILDINGS

In addition to the main house, there is a well-appointed cottage within the grounds. Converted by the current owners this is perfectly suited for ancillary or guest accommodation including a downstairs shower room, sitting room kitchen dining room, two bedrooms and a bathroom.

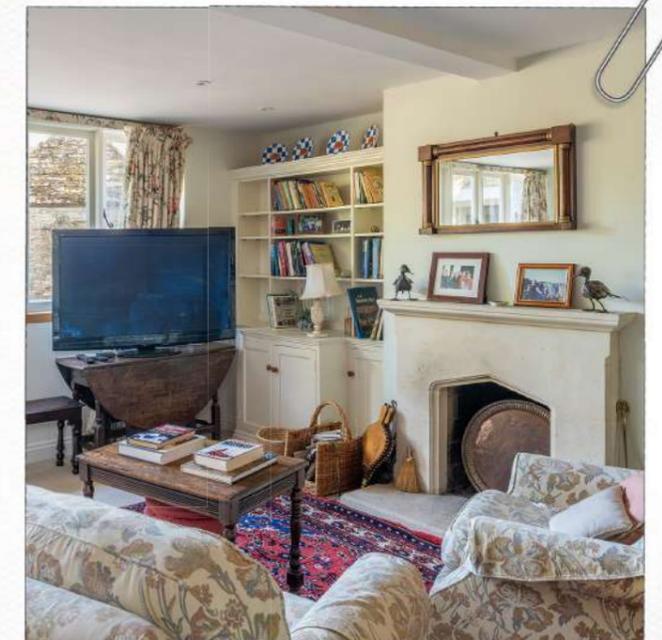
Furthermore, there is the bothy which is another one-bedroom ancillary cottage.

The latter would work perfectly as a home office should somebody wish for a space to work away from the house.

In addition to the cottage and bothy, there are two stables and a large and recently constructed triple garage, as well as a wood store, potting shed & WC, summer house, and greenhouse.



The Bothy



The Cottage



GLORIOUS GARDENS AND GROUNDS.

'The Old Rectory's beautiful garden and grounds extend to just over 4 acres, which perfectly frame and enhance the house.'

Clear care and attention has been put into making sure that the garden is designed for every season, with structure and colour throughout the year. The gardens are arranged in compartments with extensive lawns and well-stocked formal flower and herbaceous borders bringing formality and a sense of abundance. The grounds include

an orchard, a tennis court, a water garden, and a large area of pasture at the front of the property. The pasture is enclosed by smart parkland fencing and drystone walling, which forms a lovely addition and gives not only a real sense of arrival as the drive sweeps past, but also ensures privacy and an edge of village rural feel.



BB

The Old Rectory.



*a garden designed
for every season*





Chapters past!

‘The historic village of Beverston is considered an excellent example of an unaltered Cotswold settlement, retaining a high proportion of beautiful, listed buildings relative to its small size.’

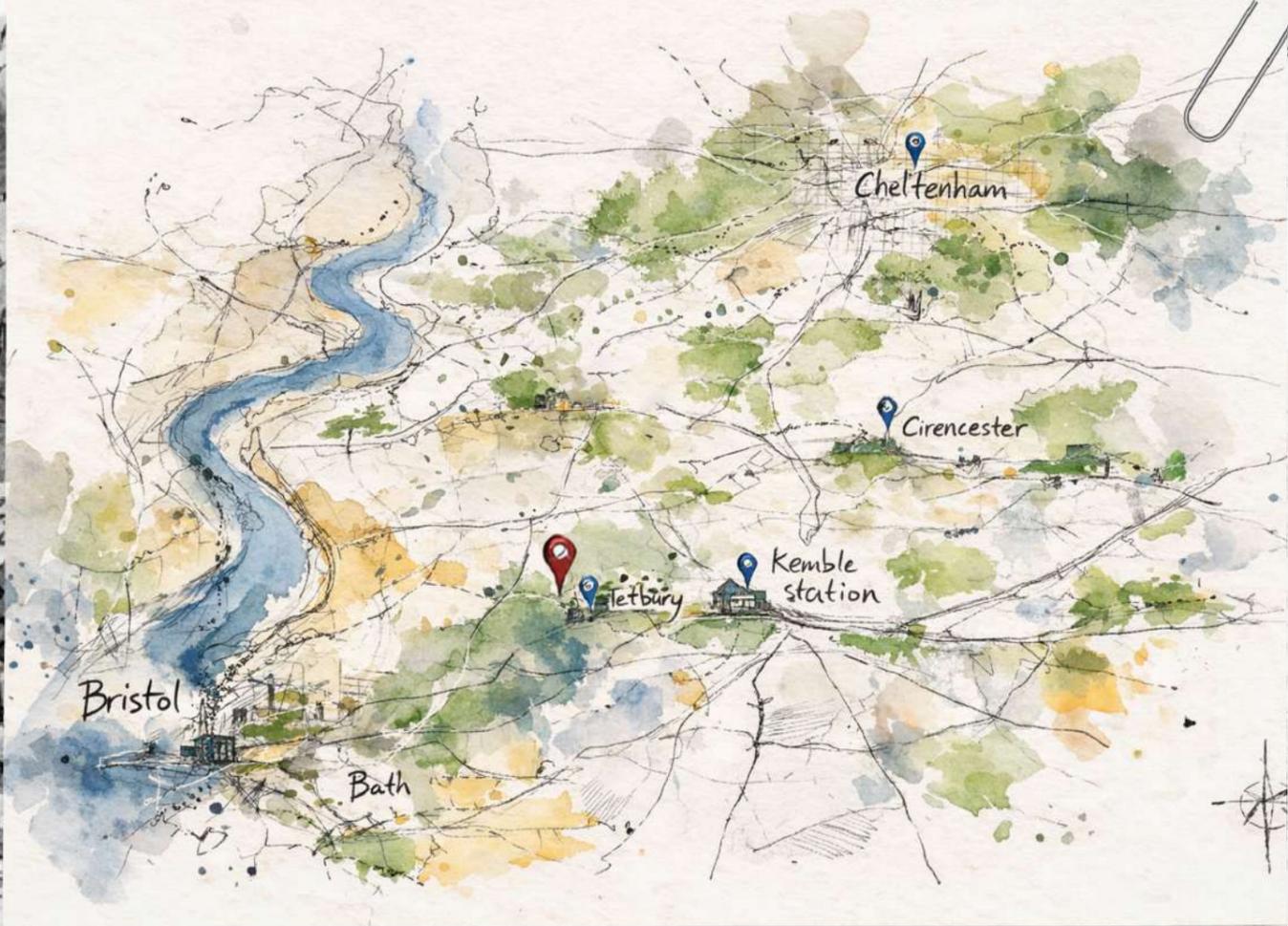
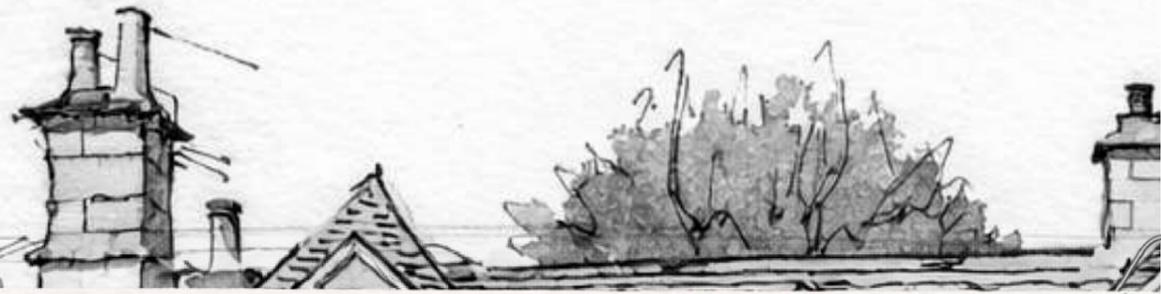
The village is situated close to the ancient and strategically important route between Bristol and Oxford. At its centre stands Beverston Castle, founded in 1229 by Maurice de Gaunt and later strengthened by the Berkeley family into a compact quadrangular fortress. In September 1502 the castle enjoyed a flicker of royal pageantry when Henry VII lodged here during a summer progress through the county. During the English Civil War, it was held for the Royalists and subsequently slighted by Parliamentarian forces in 1644. Part of the castle was later rebuilt and adapted to form a country house, but a large proportion of the structure has been retained as a set of

fantastically romantic ruins, its great medieval defences of honey-coloured stone turrets and towers softened into a picturesque focal point in the local landscape.

The Old Rectory, situated close to the parish church of St Mary, is an integral part of the village’s architectural heritage. It was built in 1729 by the incumbent vicar, Thomas Savage, on the site of an earlier house, and was later enlarged in the nineteenth century. Savage left his mark in stone, proudly installing a datestone with his initials and the date, which can still be seen above the east front.



The Old Rectory.



Living in Gloucestershire

Kemble Station 9.3 miles | Tetbury 2.2 miles
Cirencester 12.5 miles | Cheltenham 27.8 miles

(Distances and times approximate)

The Old Rectory enjoys an exceptional position on the edge of the sought-after village of Beverston, just a short drive from the historic market town of Tetbury. Nestled in a peaceful and private setting, the house is approached via a private drive and bordered by gently undulating pastures, offering a deep sense of seclusion while remaining highly accessible.

Beverston is one of the Cotswolds' most picturesque villages, centred around its 13th-century castle and known for its golden stone houses. The village lies less than five minutes from Tetbury, a thriving and architecturally rich town famed for its Georgian townhouses, boutique shopping, and strong sense of community. Tetbury offers a full range of day-to-day amenities including a delicatessen, butcher, baker, and a number of acclaimed cafes, pubs, and restaurants. The twice-weekly market, held under the iconic Market House, showcases the best of local produce and artisan goods. Local dining options range from celebrated inns such as The Cat and Custard, to the vibrant food scene in Tetbury, where recent additions such as Lola & Co complement long-standing favourites. In addition, the acclaimed Calcot Manor & Spa is less than a mile away.

The surrounding countryside is ideal for riding, walking, and outdoor pursuits right from The Old Rectory's doorstep. A network of quiet lanes and bridleways weave through the area with nearby attractions including the Westonbirt Arboretum, the gardens of HM The King's Highgrove and the National Trust's Newark Park. For equestrian enthusiasts, the area is exceptionally well catered for with nearby hunts, including The Beaufort and VWH, Cirencester Park Polo Club, and racing at Cheltenham and Bath. As well as top level Eventing at Badminton, and plenty of British Events at national level and show jumping venues within easy reach.

FANTASTIC SCHOOLS

The area is a hot spot for excellent schools both state run and private. Of the former there is Sir William Romney's School in Tetbury, as well as The Marling and Stroud High in Stroud. The wide choice of popular local

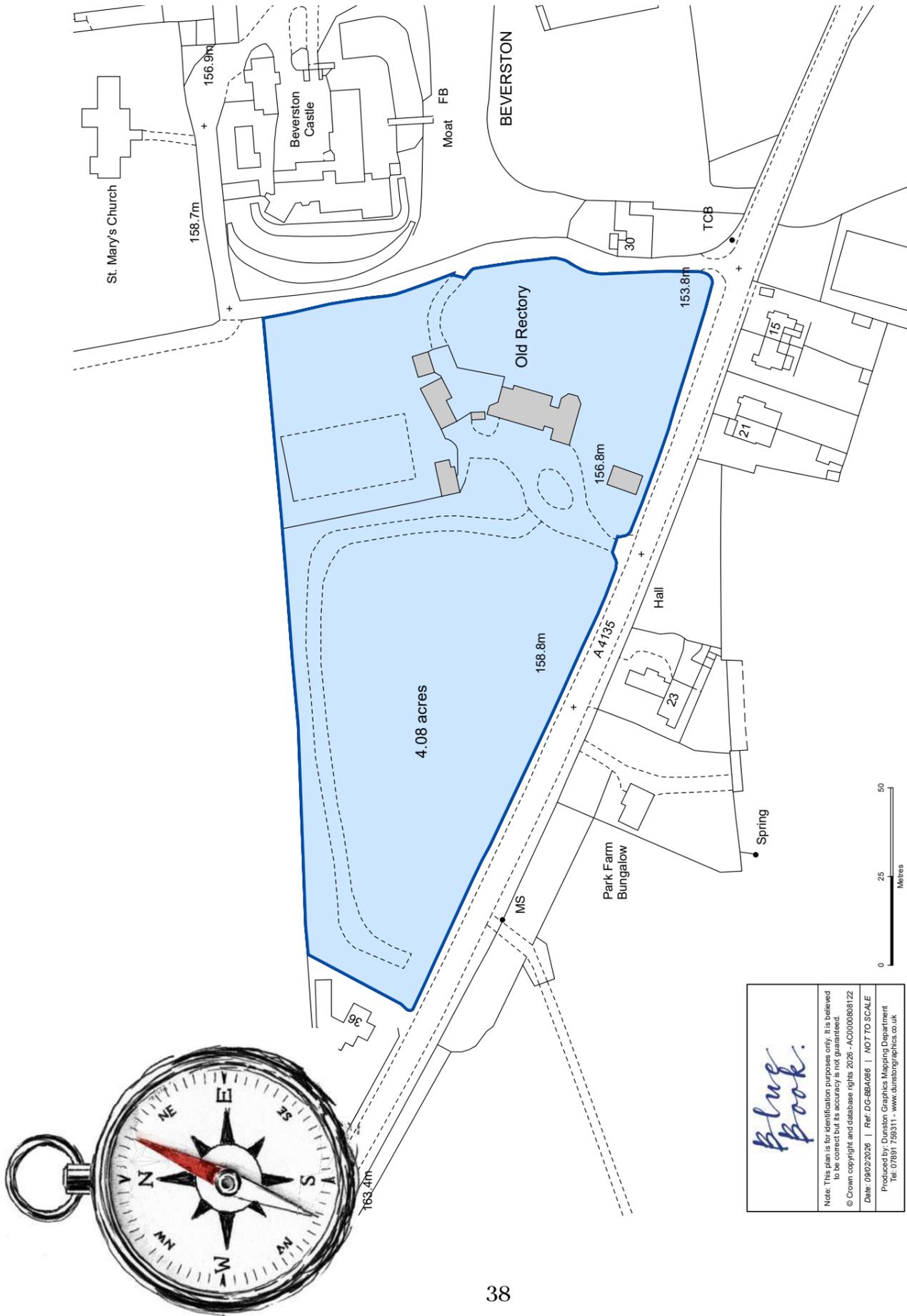
private schools include Westonbirt, Beaudesert Park, St Mary's Calne, Cheltenham College, Cheltenham Ladies' College, Clifton College and Kingswood.

TRANSPORT

Beverston is well-sited for a hassle-free commute - Kemble Station is only 9 miles away and offers direct services to London in a little over an hour. The fast commuter trains to Paddington

are 70 mins. There is convenient access to the M4 motorway (east/west) at junction 18 via the nearby A46. The M5 (north/south) is also easily accessible.

The Old Rectory.



The Old Rectory.





The Old Rectory, Beverston, Tetbury, Gloucestershire GL8 8TT

Gross Internal Area (Approx.)

Main House = 483 sq m / 5,200 sq ft

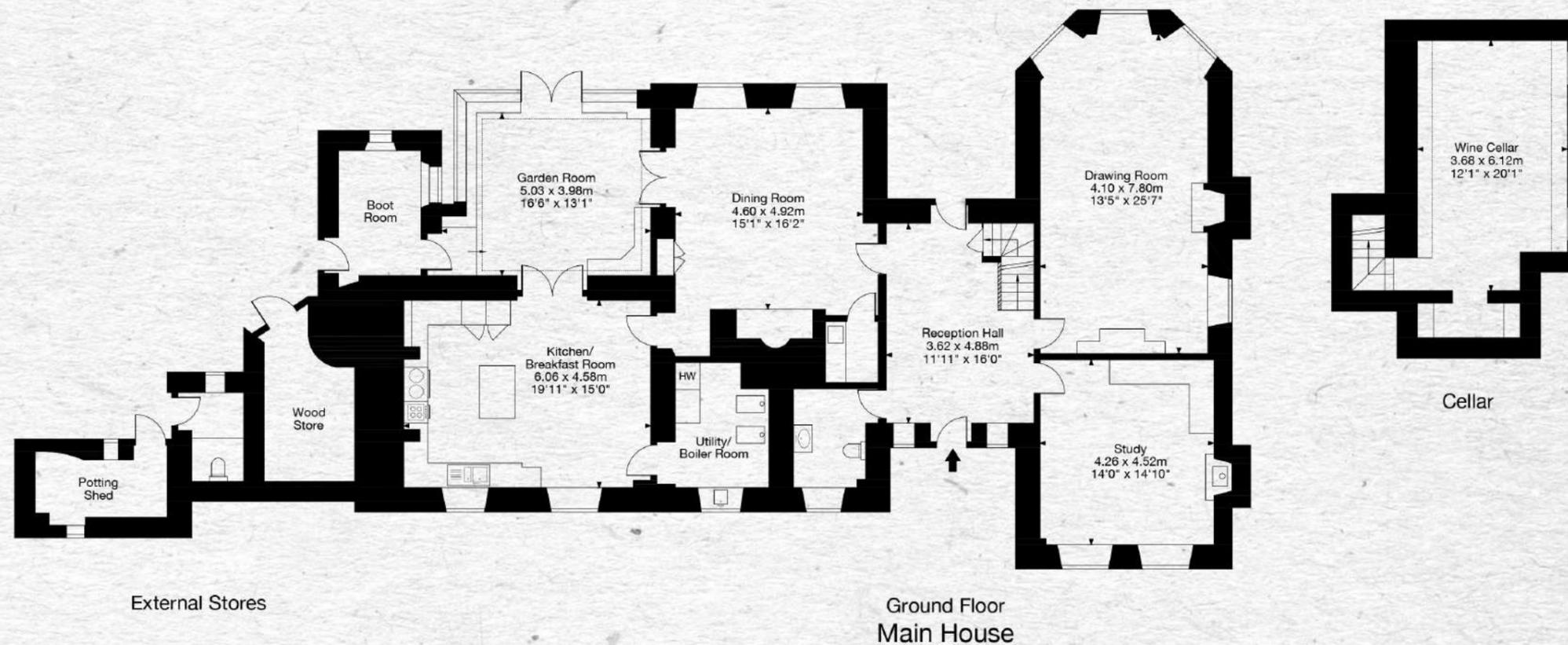
(Incl. External Stores)

Garage = 54 sq m / 581 sq ft

Cottage = 116 sq m / 1,248 sq ft

Outbuildings = 68 sq m / 732 sq ft

Total Area = 721 sq m / 7,761 sq ft



Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

The Old Rectory, Beverston, Tetbury, Gloucestershire GL8 8TT

Gross Internal Area (Approx.)

Main House = 483 sq m / 5,200 sq ft

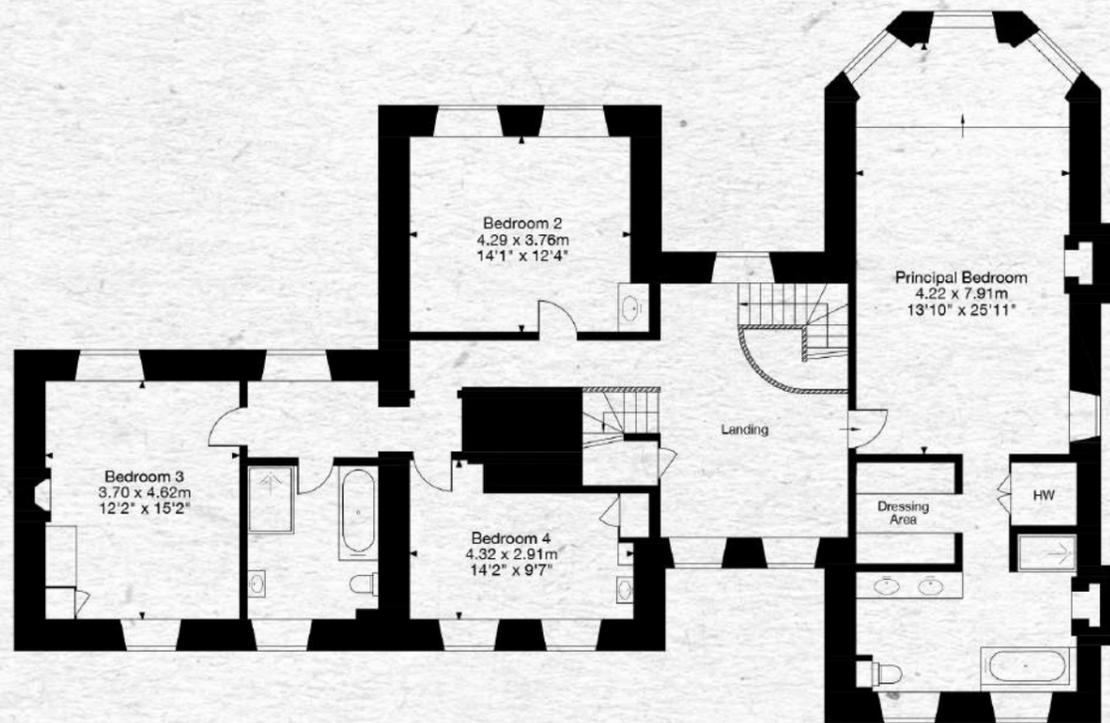
(Incl. External Stores)

Garage = 54 sq m / 581 sq ft

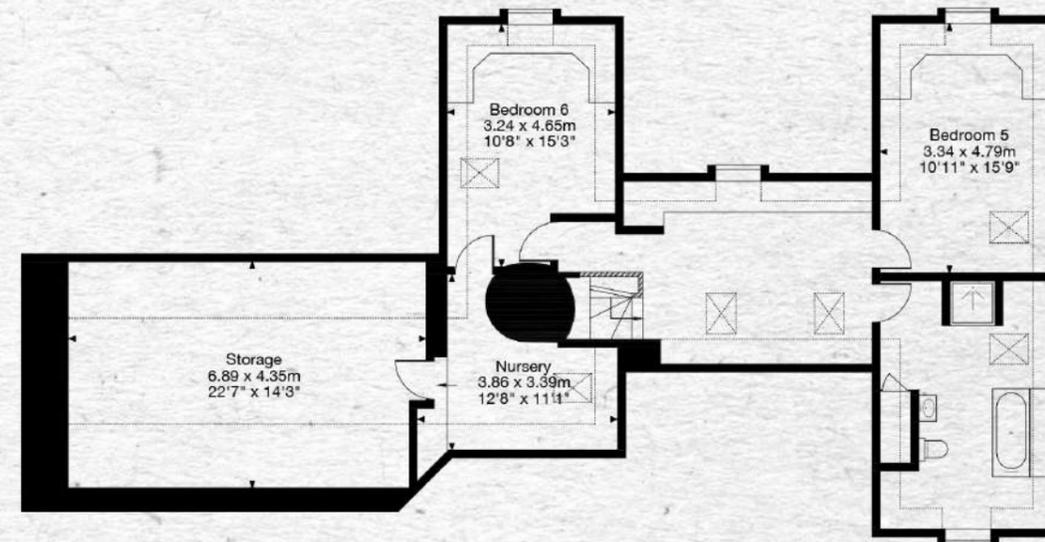
Cottage = 116 sq m / 1,248 sq ft

Outbuildings = 68 sq m / 732 sq ft

Total Area = 721 sq m / 7,761 sq ft



First Floor
Main House



Second Floor

Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

The Old Rectory, Beverston, Tetbury, Gloucestershire GL8 8TT

Gross Internal Area (Approx.)

Main House = 483 sq m / 5,200 sq ft

(Incl. External Stores)

Garage = 54 sq m / 581 sq ft

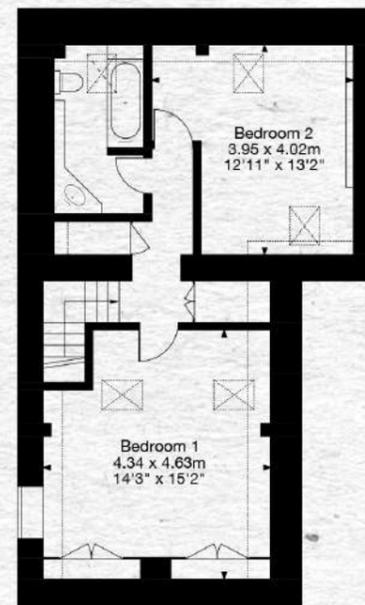
Cottage = 116 sq m / 1,248 sq ft

Outbuildings = 68 sq m / 732 sq ft

Total Area = 721 sq m / 7,761 sq ft

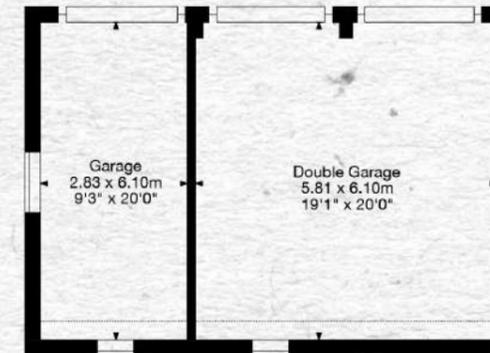


Ground Floor

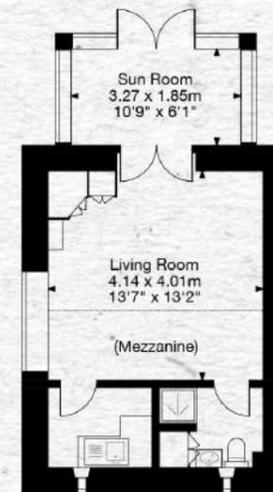


First Floor

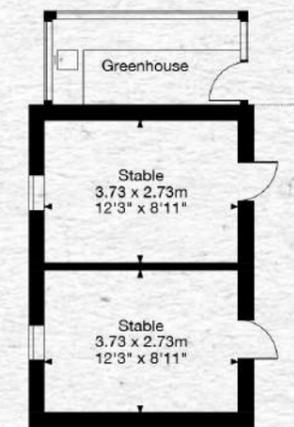
Cottage



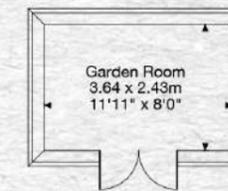
Garage



Bothy



Stables



Garden Room

Outbuildings

(Not shown in actual location or orientation.)

Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



PROPERTY INFORMATION

Services: Oil fired central heating, mains water, mains electricity, private drainage, Gigaclear fibre optic broadband in place.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

Local Authority: Gloucestershire County Council (tel. 01452 425000), Cotswold District Council (tel. 01285 623000)

EPC Rating: E

Council Tax Band: H

What3Words: ///streetcar.bravery.unite

Postcode: GL8 8TT

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

IMPORTANT NOTICE:

Blue Book their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Blue Book have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Blue Book.

Seb Hipwood
07535150888
seb@bluebookagency.com



Lindsay Cuthill
07967555545
lindsay@bluebookagency.com