

SPRINGVIEW

— KINGSCOTE —



SPRINGVIEW, KINGSCOTE, GL8 8XX

Entrance hall • Kitchen/ Dining room • Sitting room • Family room
Utility • Boot room • Cloakroom • 5 Bedrooms • 3 Bathrooms
Garage • Carport • Terrace • Landscaped gardens

An exceptional Cotswold stone cottage with sensational countryside views

Location

Springview is superbly positioned on the outskirts of the small village of Kingscote, which has a village hall, a church and is around six miles northwest of Tetbury. The cottage is tucked away on a quiet, private lane, positioned in the middle of a hamlet of just five homes.

Tetbury, a vibrant market town, renowned for its antique shops, lovely boutiques and superb cafes, restaurants and bistros. This bustling town also offers local everyday amenities with a Tesco supermarket on edge of town and an open market under The Market House. There are plenty of popular pubs a short stroll from the house. The community is also home to a beautiful Georgian gothic deign parish church, a primary school and a village hall.

Nearby Nailsworth is a wonderful market town

which offers a wide selection of individual shops and restaurants, including award-winning delicatessen William's.

The historic town of Malmesbury, 11 miles away, offers a selection of lovely boutiques and cafes and a handy Waitrose, whilst more extensive shopping can be found in the larger towns of Bath and Bristol.

Known as the 'Capital of The Cotswolds', Cirencester a few miles north-east, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafes and twice weekly markets.

The stunning city of Bath, to the south-west, with its fabulous Regency and Georgian architecture,

is easy to navigate on foot, with a thriving mix of independent boutiques, artisan food shops and major high-street names. A regular farmers' market at the covered former railway Green Park Station runs on Saturday mornings too, perfect for direct access to the region's top foodie producers.

Westonbirt Arboretum, a short drive away, is an internationally renowned magical tree garden, where you can explore trees from all over the globe. Walking paths are abundant and various events take place throughout the year including concerts and seasonal activities.

The area offers an excellent choice of schooling and includes superb public, state and grammar schools such as Westonbirt, Beaudesert Park, Pinewood, Malmesbury Church Of England

School, St Mary's, St Margaret's and Cheltenham Colleges to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Westonbirt and Minchinhampton; bridle paths are plentiful and the Beaufort Polo Club is just down the road. Badmington and Gatcombe horse trials take place only a few miles away; sailing and water sports can be enjoyed at The Cotswold Water Park; Calcot Manor Spa is only a short drive away.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London via the M4 and M5 motorways and well-connected direct train services from both Kemble and Swindon.

Description

Springview, dating back to the early 1800s, is nestled in the scenic countryside near Tetbury, offering beautiful views of Kingscote Wood and the valley. This stunning cottage has undergone extensive renovations since 2012, creating a stylish home superbly adapted to contemporary living. Renovated to a high standard, the cottage seamlessly blends beautiful original features with creative flair and offers deceptively spacious accommodation across two floors.

The kitchen/dining room is clearly the heart of the house and a fabulous room in which to entertain family and friends. It works equally well for everyday family living with the centre island being perfect for morning coffees or evening catch ups whilst cooking up a feast for the family. The kitchen itself is well equipped with all the necessary modern appliances and features stunning bespoke cabinetry and a pantry. There is plenty of worktop and storage space. Bi-folding doors open onto the decked terrace making it ideal for indoor/outdoor living in the warmer months.

The sitting room, with lovely window seats and wood-burning stove, is a wonderful room in which to unwind after a day exploring the Cotswolds.

The adjacent family room, with French doors to the decked terrace, comes into its own for movie nights but also makes a wonderful playroom for younger children. French doors lead back through to the kitchen making this a very practical and versatile room.

The boot room is essential for muddy wellies and the utility keeps the piles of washing out of sight! The entrance hall includes a tucked-away cloakroom and WC.

Upstairs, there are five double bedrooms, two with en suites, and a separate family bathroom. All the rooms have been thoughtfully laid out to provide space, comfort, plenty of natural light and stunning countryside views.

Outside the garden is a haven of peace and tranquility with the rear garden featuring an elevated decking terrace with stunning views of the gardens and valley beyond. Below, the garden slopes away in tiers, with a pergola-covered terrace, raised vegetable planters, expansive lawns, an orchard and mature trees. The setting is truly magical and the views are breathtaking! The front garden, enclosed by a drystone wall, has been beautifully landscaped with colourful lavender beds and a variety of shrub plants.

To the side, there's a detached timber-clad garage and carport. The generous gravel driveway offers plenty of further parking.



*Nailsworth 3 miles
Tetbury 6 miles
Malmesbury 11 miles
M4 (Junction 16) 15 miles
Kemble 12 miles
(London Paddington 75 mins)
Cirencester 17 miles
Bath 24 miles
Bristol 26 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains electricity and water.
Oil-fired central heating.

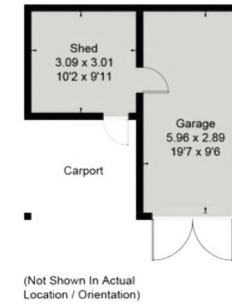
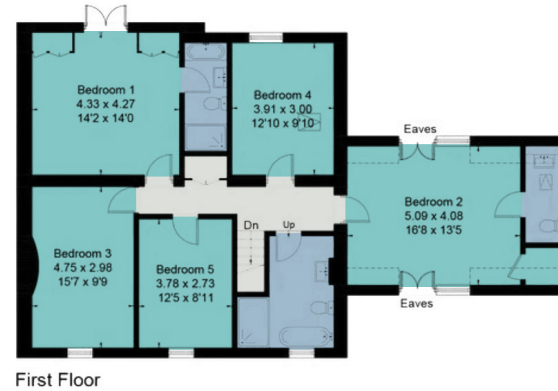
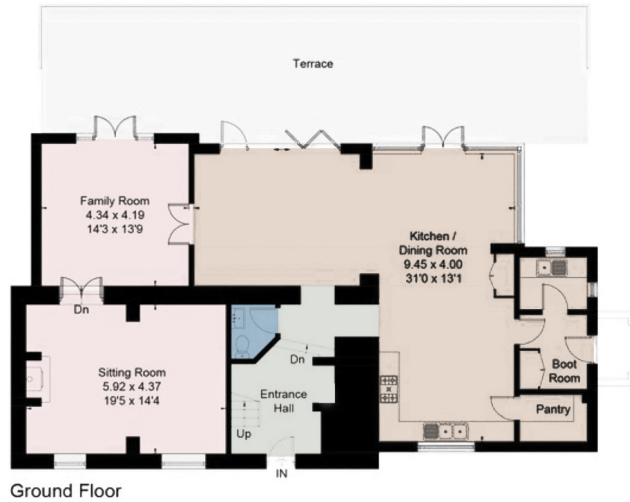
Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire. Tel: 01285
623000. Council Tax Band G and EPC rating D.



Approximate Floor Area = 246.9 sq m / 2658 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 264.1 sq m / 2843 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77158

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