

TUNLEY COURT

— TUNLEY —







# TUNLEY COURT, TUNLEY, SAPPERTON, GL7 6LW

Kitchen/ dining room • Pantry • Sitting room • Cinema room  
Boot room • Sitting room • 6 Bedrooms • 5 Bathrooms  
Laundry room • Shepherd's hut • Double carport • Workshop  
Decking • Terraces • Landscaped gardens and woodland  
In all circa 4.5 acres • Gated driveway • Ample parking

## An exceptional contemporary country home set in stunning gardens and grounds

### Description

Tunley Court is the perfect example of craftsmanship, design and setting fusing beautifully together to create an exceptional home with carefully thought out living spaces and delightful gardens and grounds.

The house works superbly for everyday living and equally for entertaining and hosting family and friends. Careful thought and attention has been put in to creating living spaces which flow seamlessly and take in the sensational views across the landscaped garden, blending the indoors seamlessly with the gardens and grounds.

The architects and designers have ensured that the house works as a home. The main entrance to the house is on the first floor. The boot room is ideal for muddy wellies after a long country walk and provides ample storage for all the family kit!

Walking through to the kitchen/ dining room, one is immediately struck by the exceptional feeling of space with bi-folding doors which bathe the room in natural light. This is clearly the heart of the house and a wonderful space in which to catch up over morning coffee or cook up a feast for dinner with friends.

The bespoke Kali kitchen, by Arredo 3 Cucine, provides ample stylish and discreet storage with silestone work surfaces and a full range of appliances which include two fridge freezers, twin gas hobs, two dishwashers, a single oven plus compact oven with microwave, warming drawer and twin gas hobs. A pantry comes in handy for further kitchen storage.

The sitting room has been superbly laid out to provide both a cosy area in front of the fireplace, ideal for unwinding with a good book,

and a relaxing spot over looking the gardens and woodland.

A cinema room is great for sports and movie nights and can equally be used as a further sitting/ play room.

The staircase leads down to the garden level and opens onto a spacious hallway which connects all the bedrooms. The master bedroom with stunning en suite bathroom has bi-folding doors leading to the terrace. A further bedroom with en suite bathroom is located at the opposite end of the hall. There are four further bedrooms and two bathrooms. All the rooms have been carefully laid out to provide comfort and ample storage.

There is also a large laundry and a plant room neatly housing the cabling and heat source pumps on the ground floor.

A shepherd's hut nestled to the side of the house with kitchenette and shower room provides further accommodation for guests and could equally work well as a stylish home office or gym.

Outside the garden is predominantly laid to lawn which rolls down into the connecting field and is surrounded by beautiful woodland. The decking and terrace are ideal for al fresco dining in the warmer months and with the bi-folding doors on both the garden and first floors there is a seamless transition from indoor to outdoor living.

There is a double carport and a workshop to the front of the house and the gated driveway offers plenty of parking.

## Location

Tunley Court is located in the heart of Tunley, a small, unspoilt hamlet close to the beautiful village of Sapperton, one of the most sought-after villages in the Cotswolds and home to the renowned and welcoming gastro pub, The Bell, a primary school, a parish church and the village hall. The Daneway pub is also close by and a great spot for a tipple after a long country walk.

Conveniently situated, the property is close to Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester, only a few miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham to the north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The historic towns of Malmesbury and Tetbury are only a short drive away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including Beadesert Park, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

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.



*Cirencester 5.5 miles*  
*Kemble 6 miles*  
*(direct train to London Paddington)*  
*Stroud 8 miles*  
*Tetbury 9 miles*  
*Cheltenham 14 miles*  
*Malmesbury 13 miles*

All distances and times are approximate











## General Information

**Tenure:** Freehold.

**Services:** Mains water and electricity. Private drainage, heat source pump for central heating and water heating. Underfloor heating throughout. Telephone & broadband.

**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.

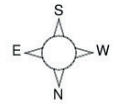
**Local Authorities:** Stroud District Council, Ebley MI, Stroud, Gloucestershire. Tel: 01453 766321. Council Tax Band H.







Tunley Court, Tunley, Sapperton  
 Approximate Gross Internal Area  
 Main House = 4631 Sq Ft/431 Sq M  
 Garage = 687 Sq Ft/63 Sq M  
 Outbuilding = 24 Sq Ft/2 Sq M



Outbuilding



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