



**THE LODGE, HAZLECOTE FARM**  
Kingscote

Carter Jonas

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## THE LODGE, HAZLECOTE FARM, KINGSCOTE, TETBURY, GLOUCESTERSHIRE, GL8 8XX

- Tetbury 5 miles
- Stroud Railway Station 6 miles
- M5 (J13) 11 miles

### DESCRIPTION

Spanning 2,923 sq ft across two floors, The Lodge is a beautifully proportioned home with generously sized rooms throughout. It is accessed via a gravel driveway that leads to a double garage with automatic doors. Above the garage is a versatile space, which, subject to planning approval, offers the potential for conversion into additional living or office space.

Upon entering the home, you're greeted by a spacious entrance hall that opens into a light-filled, dual-aspect living room. At its heart, a 'Clearview' log-burner and fireplace provide a cozy focal point. Double doors at the rear of the room lead into the kitchen/ breakfast room, which features timber units and a central breakfast island. From here, the garden room offers lovely views over the well-maintained grounds. The ground floor is further complemented by a study, a utility room, a WC, and rear access to the garage.

Upstairs, the first floor boasts three spacious bedrooms, each equipped with built-in storage. The master bedroom offers a walk-in dressing room and an impressive en-suite bathroom, complete with dual sinks, a walk-in shower, and a large bathtub. Its dual-aspect windows frame sweeping views of the surrounding countryside. The additional two bedrooms are bright, airy, and well-sized, while the family bathroom, located off the landing, serves the remaining bedrooms.

**A MODERN DETACHED HOUSE, BUILT IN 2000, WITH BREATHTAKING VIEWS ACROSS OPEN COUNTRYSIDE.**





The Lodge benefits from zoned underfloor heating throughout, enhanced by a heat recovery system, which allows for flexibility in furniture arrangement as there are no radiators to consider.

Outside, the gardens are impeccably maintained, with vibrant borders and mature trees providing structure and seasonal interest. Enclosed by Cotswold stone wall and a mature hedgerow at the rear, the outdoor space is as charming as it is private.

Direct access from the garden leads to a paddock that surrounds the land extending to around 3 acres approximately.

### SITUATION

The property is situated near the village of Kingscote in Gloucestershire within the Cotswolds area of outstanding natural beauty (AONB). The Lodge is surrounded by picturesque rural landscapes, offering breathtaking views and easy access to nearby market towns like Tetbury (5 miles) Nailsworth (3 miles) and Wotton-Under-Edge (5.5 miles).

Tetbury is just a short distance from the property and offers a variety of amenities, including a doctor's surgery, post office, and supermarket. The town is known for its independent restaurants, cafés, excellent hotels, and high-quality antique shops. The Lodge is also conveniently located near Nailsworth, which provides additional everyday conveniences.

For families, early education is served by the highly regarded Horsley Church of England Primary School, less than 2 miles from the property. For secondary education, the area boasts outstanding schools such as Stroud High and Marling School, while private options include Westonbirt School, Beaudesert Park School, and Wycliffe.

Transport links from the property are excellent, with the M4 and M5 motorways just a 15-minute drive away. Additionally, Stroud, located 6 miles from the property, offers a mainline railway station with direct services to London Paddington in approximately 90 minutes.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** The property is not subject to a listing.

**Services:** Mains electricity and water, with private drainage system and oil-fired central heating. LPG is connected for the gas hob and there is a back-up generator in the event of a power cut. A security alarm system is also fitted.

**Local Authority:** Cotswold District Council.

**Council Tax:** Band E

**EPC:** Band E

**Directions:** From Tetbury follow the A4135 through Beverston. When you reach the traffic lights near Calcot Manor take the right hand turn towards Nailsworth. Then, take the first left

into Hazelcote Farm. Follow the lane, and then the property will be on your right hand side.

**Viewings:** Strictly by prior appointment with Carter Jonas.



# The Lodge, Hazlecote Farm, Kingscote, Tetbury, GL8

Approximate Area = 2923 sq ft / 271.5 sq m

Limited Use Area(s) = 136 sq ft / 12.6 sq m

Garage = 704 sq ft / 65.4 sq m

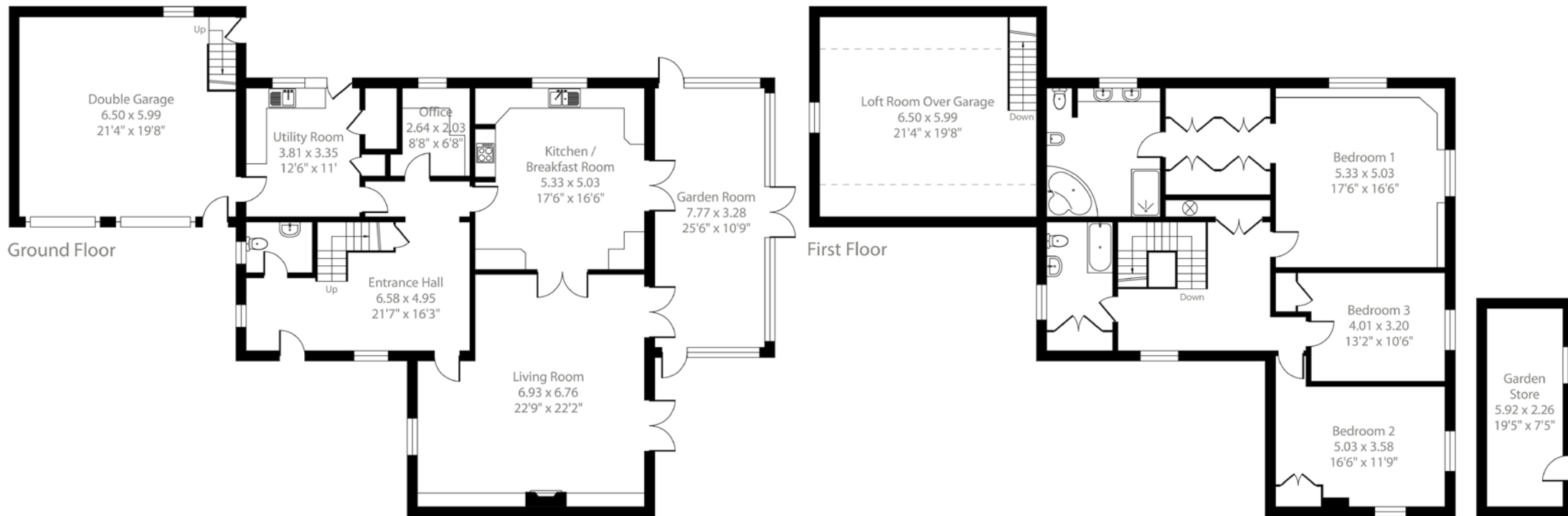
Outbuilding = 146 sq ft / 13.5 sq m

Total = 3909 sq ft / 363 sq m

For identification only - Not to scale



Denotes restricted  
head height



**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

Offices throughout the UK

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