



# The Homestead

Beverston, Tetbury, Gloucestershire



## A charming detached 3 bedroom period cottage featuring a beautifully landscaped garden & offering expansive rural views

Nestled in the picturesque and highly desirable village of Beverston, The Homestead is a charming three-bedroom detached period cottage that seamlessly blends character and comfort. Positioned on the edge of the village, this delightful home enjoys a tranquil setting with stunning far-reaching views over open fields, offering the perfect retreat for those seeking a country lifestyle.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**1,755 SQ FT**



**FREEHOLD**



**VILLAGE**



**GARDENS**



**GUIDE PRICE:  
£875,000**

### The property

The well-appointed interior of The Homestead provides a harmonious balance of traditional charm and practical living spaces. Upon entering, the inviting entrance hall leads to a spacious sitting room that boasts generous proportions and is perfect for relaxing or entertaining. The heart of the home is the kitchen/dining room, a light-filled space. Adjacent to the kitchen is a utility room, offering convenient additional storage and workspace. Completing the ground floor is a charming conservatory, which provides a delightful vantage point to enjoy the surrounding gardens in all seasons.

Upstairs, the first floor features a large landing that enhances the sense of space and connects three double bedrooms, each filled with natural light. The property is well-served by two bathrooms.

### Outside

Set within a beautifully maintained plot, The Homestead is approached via a gated entrance and a newly laid sweeping driveway that provides ample parking for multiple vehicles. A detached garage offers additional storage or workshop space, while a garden shed/store is perfect for gardening enthusiasts.

The meticulously landscaped gardens are a standout feature, with a lush lawned area surrounded by mature trees and vibrant shrubs, creating a peaceful haven for outdoor enjoyment. The rear garden benefits from an open aspect, backing onto fields and offering stunning countryside views that change with the seasons.







Beverston is a picturesque and historic Cotswold village, renowned for its idyllic rural charm, 13th-century castle, and unspoiled character. Located just two miles west of Tetbury, it offers a tranquil retreat within an Area of Outstanding Natural Beauty. Nearby Tetbury provides a wealth of amenities, including boutique shops, antique stores, cafes, restaurants, and essential services such as schools, a hospital, and a supermarket.

The village is well-connected, with the M4 and M5 motorways within 30 minutes and train stations at Kemble and Cam/Dursley. The Homestead, on Beverston's edge, combines a sense of community with the privacy of countryside living, making it an ideal base to enjoy the best of the Cotswolds.

Postcode: GL8 8TT. To travel from Cirencester head south on the A429 (Tetbury Road). Then continue onto A433. At the roundabout, take the 2nd exit onto London Rd/A433. At the next bend take 2nd right onto New Church St/A4135. Continue to follow A4135 into Beverston village. The Homestead will be on the right. There is a small (but useful) red Royal Mail Letter box on your right where you turn in off the main road. The journey is around 9 miles and should take about 20 minutes.

What3Words ///hinders.sized.inform



- Tetbury 2.2 miles
- Malmesbury 6.8 miles
- Stroud 9.2 miles
- Cirencester 12.5 miles
- Chippenham 16.9 miles
- Bristol 26.9 miles
- M4 (Junction 17) 13.3 miles

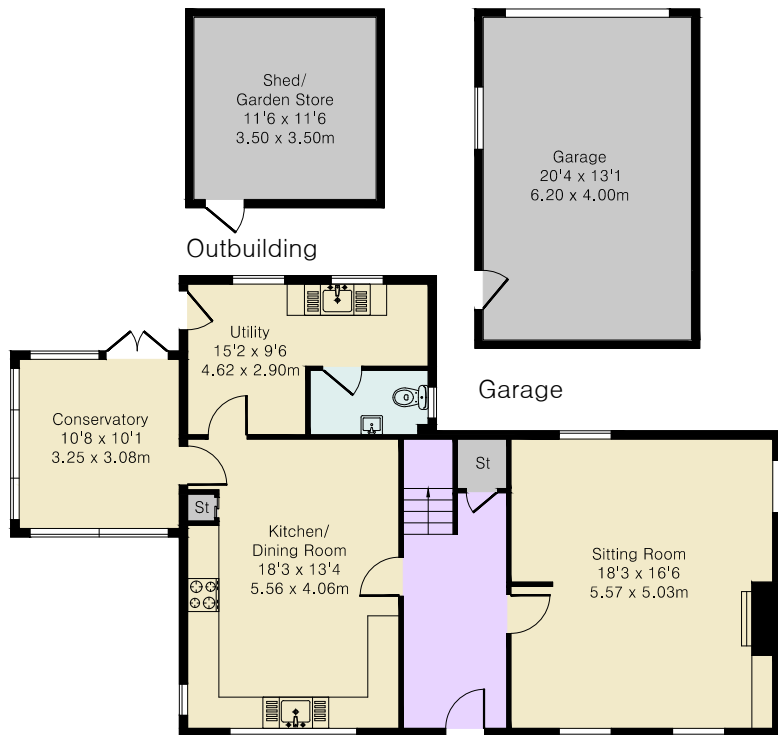
- Chippenham (London Paddington approx. 1 hr 5 mins)
- Kemble Station 9.3 miles



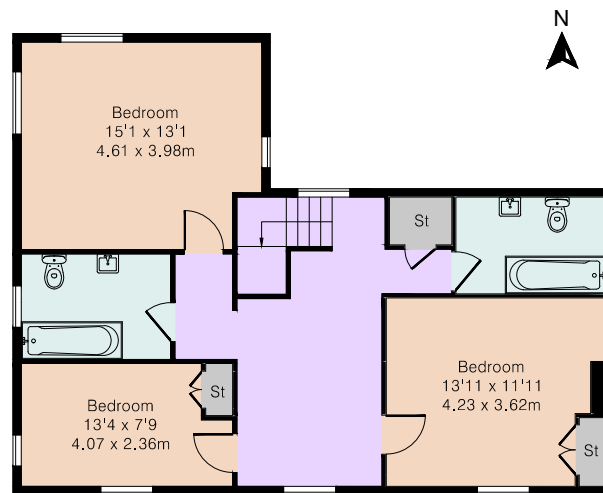








Ground Floor



First Floor

## Floorplans

**Total internal area** 2,154 sq ft (200 sq m)  
**Ground floor internal area** 934 sq ft (87 sq m)  
**First floor internal area** 821 sq ft (76 sq m)  
**Garage internal area** 267 sq ft (25 sq m)  
**Outbuilding internal area** 132 sq ft (12 sq m)  
 For identification purposes only.

## General

**Tenure:** Freehold

**Local Authority:** Cotswold District Council

**Council Tax:** Band E

**EPC:** Band E

**Parking:** Private driveway and garage.

**Broadband:** Installed and available at the property.

**Mobile:** Our clients have informed us there is average mobile coverage for the O2, Vodafone, EE and Three networks.

**Guide Price:** £875,000

## Cirencester

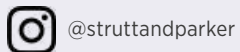
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