



Highview House

Tetbury, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A hidden Cotswold sanctuary between two royal estates

A private, contemporary estate on the edge of the royal town of Tetbury. Set within three acres of landscaped grounds, this exceptional property combines architectural sophistication with sweeping countryside views. It offers an effortless balance of privacy, wellbeing, and refined rural living 70 minutes from London.



4 RECEPTION ROOMS



7 BEDROOMS



**7 BATH/
SHOWER ROOMS**



DOUBLE GARAGE



6,617 SQ FT



FURNISHED OR UNFURNISHED



EDGE OF TOWN



PRIVATE AND SECURE GARDEN



**RENT
£8,500 P.C.M.
PLUS CHARGES**

The property

Contemporary design meets timeless comfort in this deceptively large home. The heart of the house is the open-plan kitchen and dining area, where full-height glazing wraps around the south-facing terraces and gardens, flooding the space with natural light and views of the pool and countryside beyond. The kitchen features premium Bosch appliances, a large island, and direct access to the utility and boot rooms ensuring practicality without compromising on style. A snug library with wood-burning stove and a dedicated cinema room provide quiet spaces for relaxation. Upstairs, the principal suite enjoys panoramic garden views, a generous dressing room, and a luxurious en-suite bathroom. Throughout, Highview House reflects understated sophistication — clean lines, natural light, and a feeling of calm continuity.

The Lodge provides elegant, self-contained accommodation finished to the same high standard as the main house. A fully equipped gymnasium with adjoining shower and changing room sits beside the pool terrace, creating a private wellness suite within

the grounds. The beautifully converted Stables include a spacious games room with wood-burning stove, an office, a kitchen, and additional shower facilities and hot tub looking out onto the pond offering exceptional flexibility for entertaining, work, or leisure.

The charming Shepherd's Hut, set beside the pond, provides a tranquil retreat complete with kitchenette, woodburner, and double bed — ideal for guests seeking peace and privacy. The Potting Shed adds further versatility, perfect as a creative studio, children's den, or additional sleeping space.

Outside

Set within three acres of south-facing grounds, the gardens are designed for peace, privacy, and wellbeing. Manicured lawns and terraces flow to a natural swimming pool, complemented by a wood-fired sauna and hot tub for year-round enjoyment.

A Japanese-inspired corner at the rear of the gym forms a serene private garden, inviting quiet reflection, while the wildflower meadow, a duck pond adorned with lilies,





an orchard of mature apple, plum, and pear trees and a generous vegetable garden cultivate a true connection with nature. Trees and hedging provide seclusion with plenty of places to sit and enjoy the tranquil surroundings.

At the front, a generous gravel drive leads to an oak-framed double garage with a Lodge above, ample parking, electric car charging, and well-planned storage, including wood stores and a workshop.

The property can sleep 16 people comfortably across all the accommodation making it an ideal location for hosting family and friends.

Location

Highview House is a secluded private estate perfectly positioned between two royal residences, on the edge of the sought-after Cotswold town of Tetbury — one of England's most charming and historic market towns, celebrated for its royal connections, antique shops, and independent spirit. Here, traditional Cotswold life meets refined modern comfort, from Michelin-recognised dining and artisan markets to boutique shopping and world-class spas. The house offers a tranquil retreat yet remains within walking distance of Tetbury's vibrant centre.

Ideally located for Cirencester, Bath, Bristol, and Cheltenham, all within commuting distance, the property enjoys excellent transport links with easy access to the M4 and M5. Kemble Station, just three miles away, provides a direct 70-minute service to London Paddington. For international buyers seeking a connected yet private English escape, Highview House offers a lifestyle that is both authentic and exceptional.

Nearby Cirencester, known as the Capital of the Cotswolds, offers boutique shops, a regular market, and a golf course. The area abounds with acclaimed dining and leisure options, including local villages of Nailsworth, Stroud and Malmesbury, Calcot Manor and Whatley Manor Spas, Westonbirt Arboretum, and both Beaufort and Cirencester Polo Clubs.

Families benefit from outstanding schooling, with nearby independents including Cheltenham College, Dean Close, Cheltenham Ladies' College, Rendcomb College, Beaudesert Park, Westonbirt, and Wycliffe College, alongside Cirencester Agricultural University and Bristol University.



Distances

- Cirencester 10.2 miles
- Cheltenham 25.3 miles
- Bath 24.7 miles
- Bristol 27 miles
- Oxford 53.9 miles

Nearby Stations

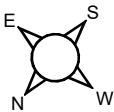
- Kemble Station 3 miles
(London Paddington approx. 60 mins)

Nearby Schools

- Sir William Romney's School
- Westonbirt (Independent)
- Beaudesert Park School (Ind.)
- Wycliffe College (Ind.)
- Rendcomb College (Ind.)
- Cricklade Manor Prep School (Ind.)
- Cheltenham College (Ind.)
- Cheltenham Ladies College (Ind.)
- Dean Close (Ind.)







Floorplans

Total internal area 6,167 sq ft (573 sq m)

Directions

what3words ///began.handbag.inherits

General

Postcode: GL8 8HJ

Local Authority: Cotswold District Council and Gloucestershire County Council.

Services: Mains gas and drainage, water from bore hole, mains electric plus solar panels and EVC, compost waste for the Stables only.

Council Tax: F

EPC Rating: B

Fixtures and Fittings: Furnished or Unfurnished.

Tenancy: Assured Shorthold Tenancy.

Tenancy Deposit: Equivalent to 5 weeks rent.

Charges: The following charges may apply – Preparation of a Non Housing Act Tenancy Agreement £354 (Inc VAT) and Credit Reference per applicant £70 (Inc VAT).

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Cirencester

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