



The Lodge

Kingscote, Gloucestershire

Carter Jonas

**The Lodge
Hazelcote Farm
Kingscote
Tetbury
Gloucestershire
GL8 8XX**

Set in a breathtaking rural location with sweeping 360-degree views that stretch as far as the horizon, this impressive detached home comes with 111.7 acres (45.2 ha) of fertile arable land.

The Lodge is a beautifully presented, detached home, built in 2000 on the site of the original farmhouse. Set amidst a breathtaking rural landscape, it offers panoramic 360-degree views over the picturesque Cotswold countryside. Encompassing 111.7 acres (45.2 ha), the land surrounds the house. The property is available for purchase either as a whole or in up to 2 lots.

In all extending to 111.7 acres (45.2 ha).

Lot 1: The house and garden.

Lot 2: 111.7 acres (45.2 ha) of arable land.

For sale by private treaty as a whole or in up to 2 lots



Property
The Lodge is located off the quiet Hazelcote Lane, offering direct access to the A46. Set back from the road and surrounded by a beautifully maintained garden, the property spans 2,866 sq.ft. and features three generously sized bedrooms.

The surrounding land extends to 111.7 acres (45.2 ha) and is classified as Grade 3 agricultural land. It enjoys excellent access from both the A46 and Hazelcote Lane

Location
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).

Despite the rural tranquillity of the property, it still benefits from relatively close proximity to the M4 and M5 motorways which offer convenient access to Bristol, Bath and London.

Amenities

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.

House

Spanning 2,866 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.

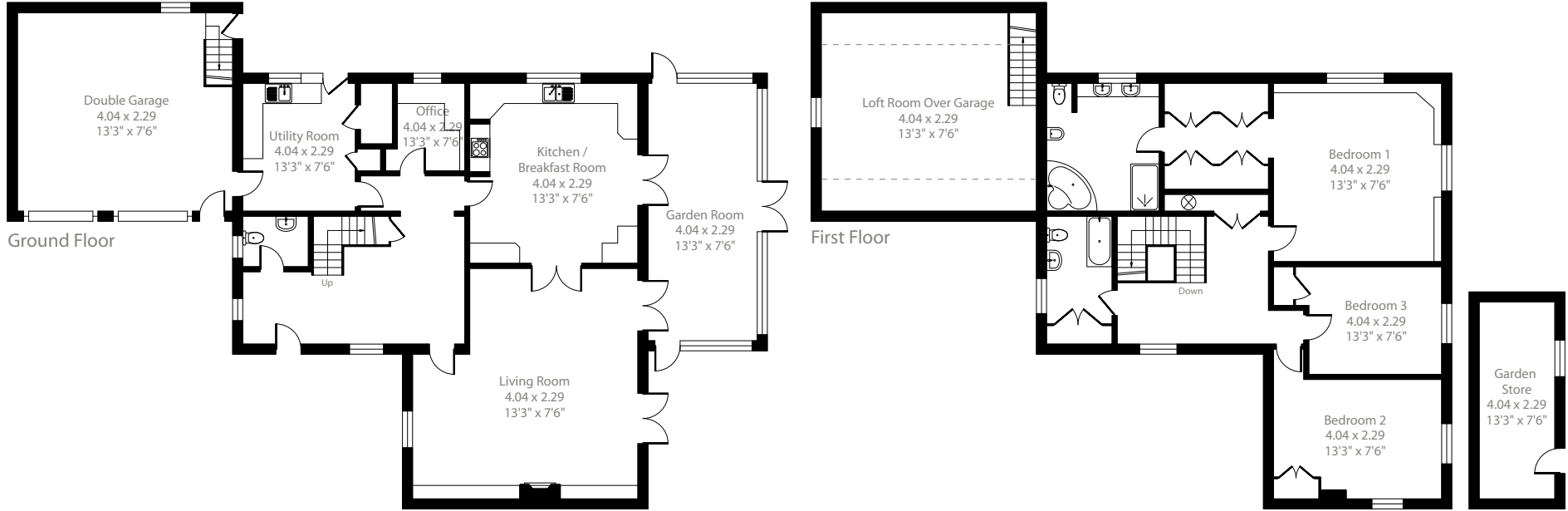
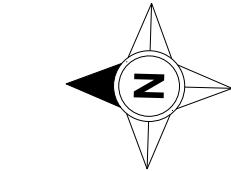
Upon entering the home, you’re greeted by a spacious entrance hall that opens into a light-filled, dual-aspect living room. At its heart, a ‘Clearview’ log-burner and fireplace provide a cozy focal point. Double doors at the rear of the room lead into the kitchen/ breakfast room, which features timber 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.

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.



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.

Land

The land can be accessed either via Hazelcote Lane or from the A46. The land extends to 111.7 acres (45.2 ha) and has been included in an arable rotation in recent years. The larger field extends to approximately 82.02 acres (33.19 ha) and the smaller field extends to approximately 29.22 acres (11.83 ha), they are separated with a well maintained Cotswold Stone Wall. The land is designated as Grade 3 agricultural land and the soil type is described as being highly fertile and suitable for either arable or grassland.



Method of Sale

The property is offered for sale via private treaty as a whole or in up to 2 lots.

Tenure & Possession

The property is freehold, with vacant possession.

Designations

The property is in the Cotswolds AONB.

Services

There is mains electricity and water. There is a 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.

Wayleaves Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Health & Safety

We ask that you be as vigilant as possible when making your inspection for your own personal safety.

Sporting Timber & Mineral Rights

The sporting, timber and mineral rights are included within the sale insofar as they are available.

EPC Ratings

The Lodge has an EPC rating of E

Local Authority

Cotswold District Council
www.cotswold.gov.uk
The property is in Council Tax Band E

Viewings

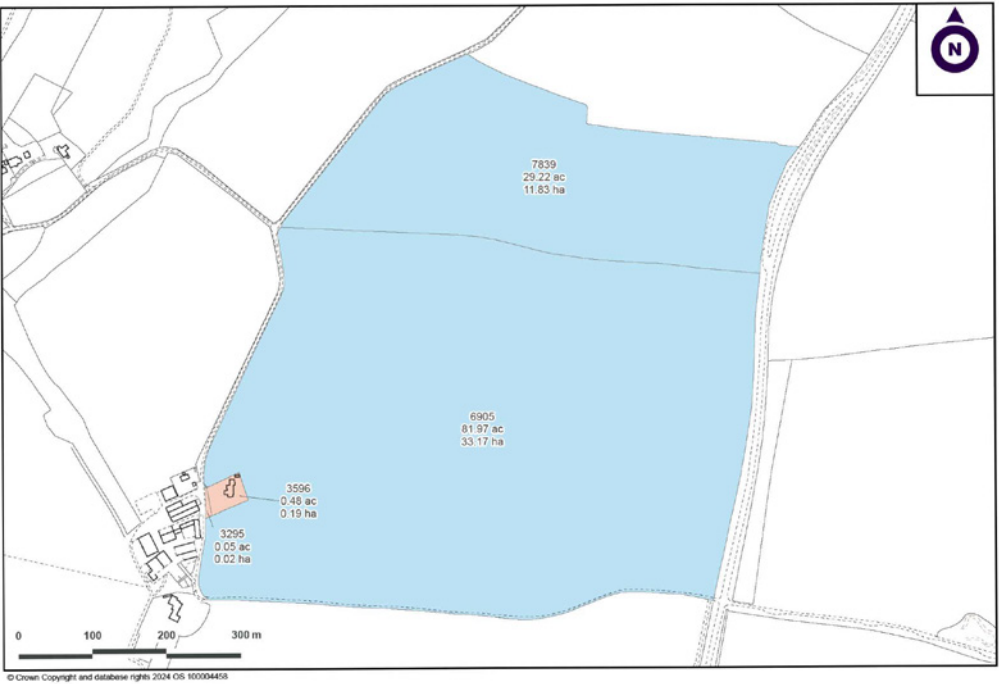
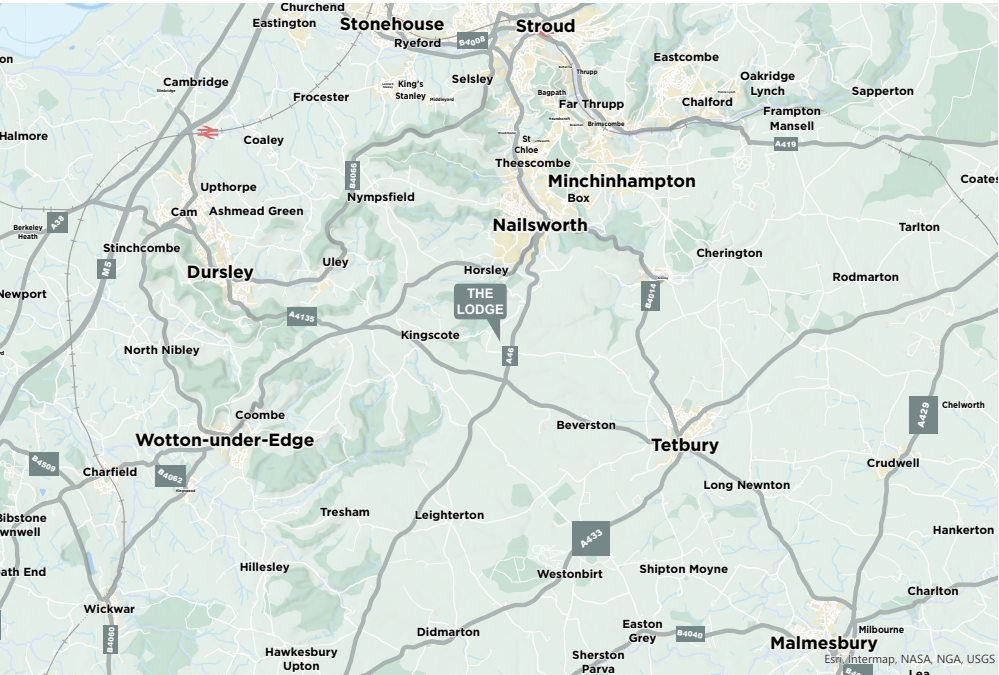
By prior appointment with the Vendors' agents Carter Jonas 0117 922 1222.

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.



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