



# Trewsbury House

Coates, Gloucestershire







## An impressive Grade II listed Cotswold country house, recently refurbished, in a wonderful position on the edge of the village.

Cirencester 4 miles, Kemble Station 2.5 miles (London Paddington from 71 mins), Tetbury 8 miles, Cheltenham 21 miles  
(Distances are approximate)



### Summary of accommodation

Ground floor: Reception hall | Drawing room | Space for dining room | Sitting room | Study | Playroom | Garden room  
Kitchen/breakfast room | Boot room | Pantry/utility | Cellar

First floor: Principal bedroom suite | Two further bedrooms with ensuite shower/bathrooms  
Two further bedrooms | Two bath/shower rooms

Second floor: Two bedrooms | Bath/shower room | Games room | Storage

### Garden and Grounds

Mature gardens and grounds | Swimming pool | Tennis court | Coach house (with planning consent) | Stables | Field | Woodland

**In all about 13.42 acres (5.43 hectares)**



## Situation

Times and distances are approximate



Trewsbury is an ancient site on the edge of the village of Coates, close to the source of The River Thames and within a former Iron-Age hill fort. Nearby Cirencester has excellent shops, markets, and general services. Tetbury is also close by with its pretty high street and antiques shops. The main regional centres include Cheltenham, Bath, and Bristol. Junction 15 of the M4 at Swindon is 20 miles.



Kemble Station is conveniently close (2.5 miles) from which there are regular direct services to London Paddington taking from 70 minutes.



The area is noted for its many schools, both private and state – including Beadesert Park, Pinewood, and Westonbirt as well as the Cheltenham Colleges, Marlborough, St Mary's, Calne and various schools in Bath.



Sporting opportunities including golf at Minchinhampton, polo at Cirencester Park and Beaufort (Tetbury), Horse racing at Cheltenham and Bath, and a variety of sports clubs are available in and around Cirencester. Cirencester Park Estate is close by with parkland in which to walk, cycle or ride. All the opportunities for the country sports enthusiast exist nearby.



## Trewsbury House

Trewsbury House is a splendid looking house, listed Grade II of architectural importance. The property is approached via a long drive between a lime avenue, which leads to a gravel drive beyond automatic entrance gates and to a large parking and turning area at the front of the house. The drive continues around to the side of the house with the coach house to the right and beyond to a timber stable block at the rear.

The house and buildings are positioned well within its grounds, offering privacy but without isolation.

The current owners have undertaken to completely refurbish the house (bar the kitchen) which was carried out during 2021/2022. The result of which is a modernised country house with impressive features, floor coverings and upgraded heating, plumbing, electrics, and broadband Wi-Fi.

The original house was built in 1875/6, although a large part was demolished in the mid-20th century, leaving a manageable, well-proportioned family home. Typical of its period, the house has excellent principal rooms, good ceiling heights and large wide-pane windows providing an abundance of natural light. The main reception rooms are impressive and ideal for entertaining with a degree of versatility for their use. The kitchen is west-facing with a door to a large terrace - there is planning and listed building consent to extend the kitchen and connect with the playroom (see Planning Note). Linking with the kitchen is a generous boot room with a door to outside and the parking area to the side of the house and coach house.













There are five main bedrooms on the first floor and four bathrooms (three of which are ensuite). The second floor has two bedrooms, a bath/shower room, games room and plenty of storage space. With access from the ground floor, an area of the second floor could work well as a staff flat.

The cellars are a good size with two rooms, one of which is a wine cellar.



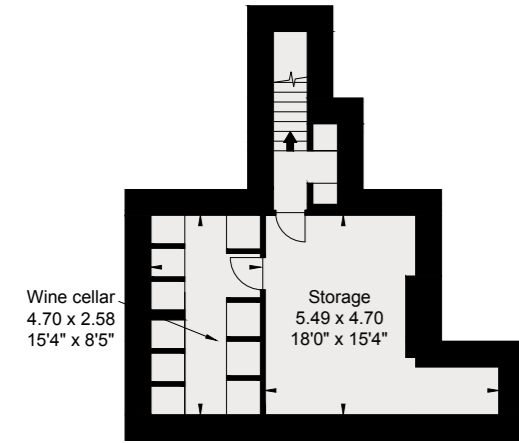
FLOORPLAN

Approximate Gross Internal Floor Area

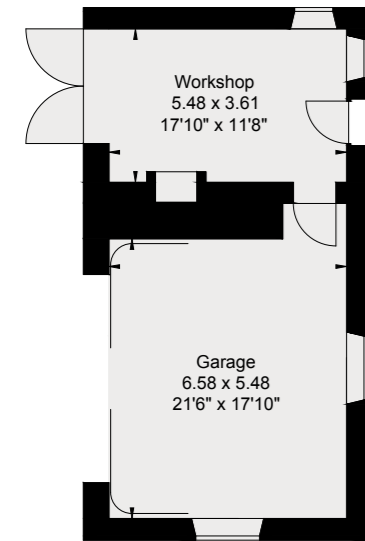
Main House: 771 sq m / 8,300 sq ft

Stable Building/Coach House: 133 sq m / 1,433 sq ft

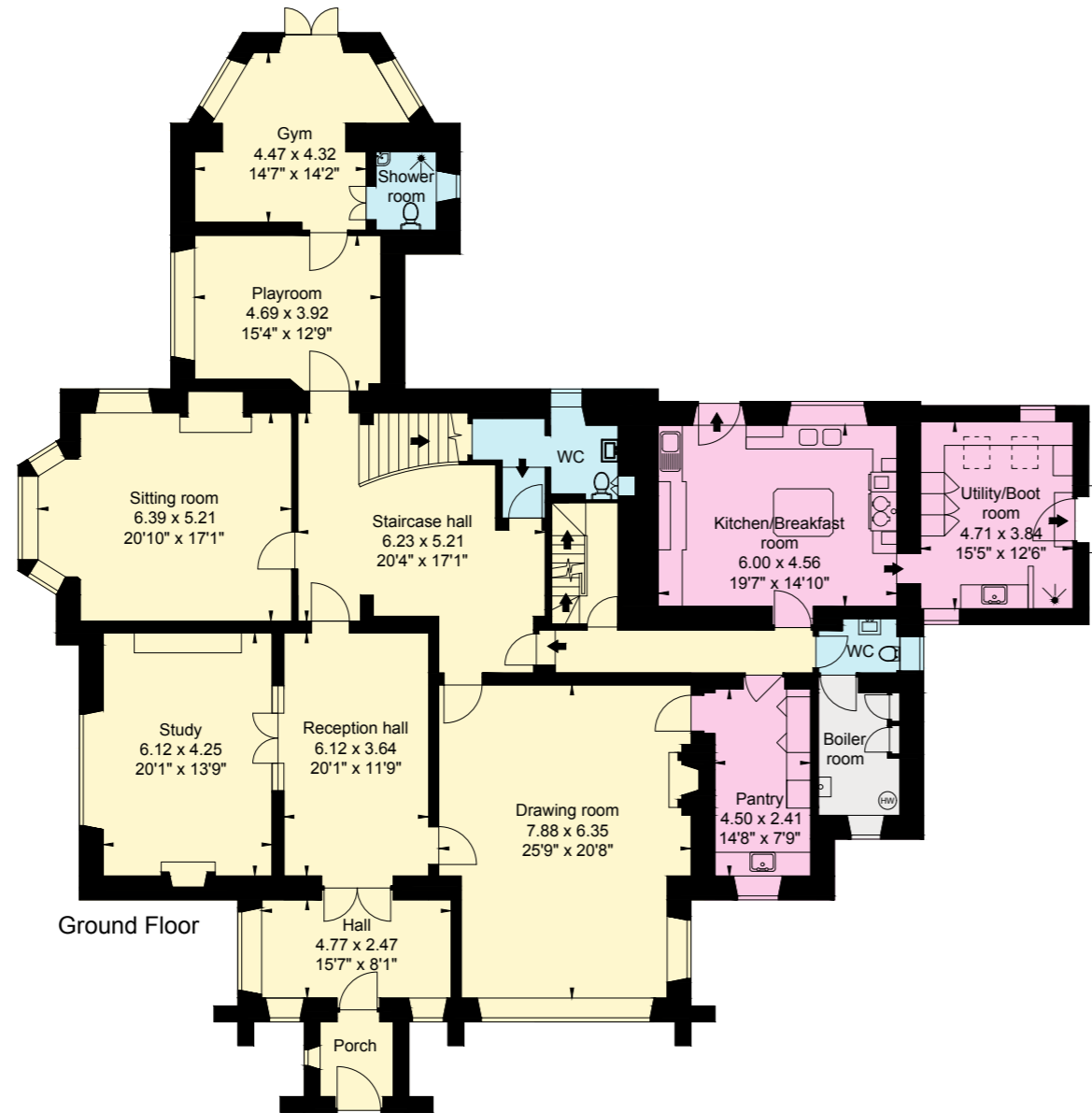
Total: 904 sq m / 9,733 sq ft (Incl. restricted head height)



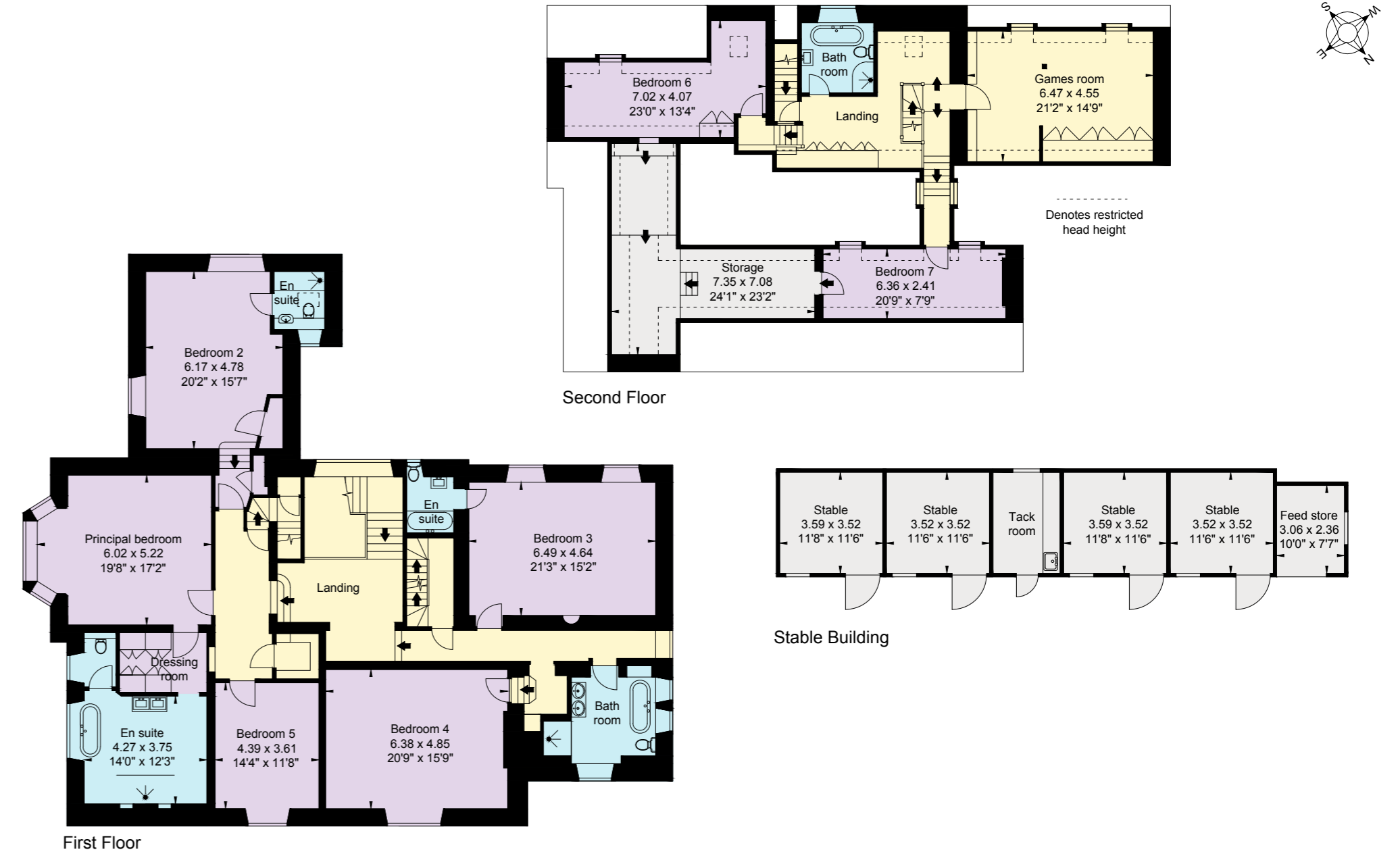
Cellar



Coach House



Ground Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

FLOORPLAN







## Gardens and Grounds

The gardens and grounds are well laid out too, the views of which can be enjoyed from the house. A terrace leads around the house to seating areas to south and west, from which are lawns and areas of formality within the landscaped structure. There is an ornamental pond within a sunken garden and beyond the formal gardens is a swimming pool garden with a heated pool. To the southern edge of the garden, beyond the ha-ha, is the tennis court.

The gardens give way to a field to the south and a good block of mature woodland wraps around the western and northern boundary.













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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: May 2024. Photographs dated: May 2024. Capture Property 01225 667287.

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