PerryBishop



Tetbury, Gloucestershire, GL8 8LP



- · Characterful period cottage in a small hamlet
- Gorgeous kitchen with French windows onto the garden
- · Charming sitting room with an open fire
- Large utility room
- · Good size double bedrooms, one with en-suite shower room
- · Beautiful features and great use of space
- · Stunning garden with a Pergola seating area
- · No onward chain

About the property

Nestled in a desirable hamlet setting, this beautifully presented semi-detached period cottage seamlessly blends character features with elegance.

Formerly a farm workers cottage it has been extended and upgraded to provide a surprisingly spacious and elegant home. A large hallway at the side of the house has plenty of room to store coats and shoes, with additional storage under the stairs and a downstairs cloakroom.

The heart of the home is a stylish open-plan kitchen/dining area, flooded with natural light and perfect for entertaining. Beautiful flagstones flooring and an Aga set the country tone perfectly. Double doors open onto a terrace and into the delightful south facing garden. Adjacent is a good size utility room with plenty of storage, a belfast sink and planned space for appliances.

Additional living space includes a cosy sitting room with a feature fireplace, and wood panelled walls and a flexible reception room is ideal for home working, relaxation or a separate dining room.

Upstairs, the property boasts a wider than expected landing, with a perfect space to place an armchair next to the in built shelving. There are three generous bedrooms, the principal bedroom enjoying built in wardrobes and an en-suite shower room. The smallest room has a cleverly designed cabin bed with storage beneath, the modern bathroom provides comfort and versatility for families of all sizes.

To the rear, a large south-facing garden offers an idyllic retreat with mature planting, lawned areas, and a honeysuckle covered Pergola is perfect for al fresco dining. There is also the added benefit of off-street driveway parking, a rarity for homes of this character.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the







Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 – 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

From our office in Church Street, take the first exit into Long Street, continue to where the road beds to the right and go straight on into Hampton Street. Follow the road out of Tetbury and after about a mile the road will bend to the right, go straight on into Tetbury Upton. The house can be found on the left hand side.

What3Words /// narrowest.servers.ranked

Services & Tenure

The tenure is freehold. Mains electricity is understood to be connected, the property is on oil with a private water source and a shared septic tank.

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

TET/HP/CDH/21072025

We'd love to hear from you

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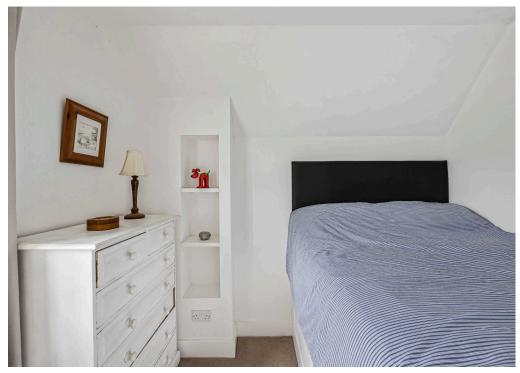
















Approximate Gross Internal Area 1587 sq ft - 147 sq m

Ground Floor Area 831 sq ft - 77 sq m First Floor Area 756 sq ft - 70 sq m







Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer. These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of \$100.00. For specific information please contact your local branch.

