

# PerryBishop

PROPERTY MADE PERSONAL



**Market Place,** Tetbury, Gloucestershire, GL8 8DA



# Market Place,

Tetbury, Gloucestershire, GL8 8DA

## Key Features



5  
Bedrooms



2  
Bathrooms



2  
Receptions

- Attractive period town house
- Retail and residential space
- Five double bedrooms
- Two bathrooms and a cloakroom
- Sitting room with beams and a log burner
- Newly refurbished kitchen-dining room
- Courtyard garden and sun terrace
- EPC: TBC

## About the property

A handsome natural Cotswold stone, town centre residence offering a versatile combination of retail and living space in a prime commercial setting, and unusually is not a listed building.

The accommodation consists of a double fronted open plan shop with an oak strip floor and windows onto the Market Hall. From here there is a staircase up to the sitting room which could alternatively be used as a consulting room or even to offer further retail space. Returning to the ground floor, the shop leads into an inner hall with staircase to first floor and a door to the rear garden. Off the hall is a cloakroom with a white suite. The cellar leading down from the inner hall provides useful storage space.

The shop was formerly used as a bed and breakfast and coffee shop which could be reinstated, the original coffee machine, dishwasher and fridge will remain with the property.

The handsome sitting room has a log burner in a feature

fireplace plus exposed beams. From here there is access into a spacious kitchen/dining room with a range of base cupboards and drawers with integrated appliances and French doors into the courtyard garden. The kitchen has been the subject of a beautiful makeover and is extremely stylish.

At first floor level the master bedroom has a window to the front and an en suite cloakroom. Off the landing is a useful shower room which has been recently upgraded, and this is immediately off the master bedroom. Also on this floor is the guest/second bedroom with two built in double wardrobes and a stunning family bathroom, which has also been upgraded with a beautiful refit.

Another staircase then leads up to the top floor/sizeable landing which makes an ideal study area. From here there is access to bedrooms three and four. Number three has two Velux windows to the rear, exposed beams and a separate sitting room area. Bedroom four is also another good sized double bedroom, and has a built in wardrobe. There's an en suite bathroom with a white suite.

The rear garden is laid to an area of courtyard which faces approximately south east and therefore gets a good deal of the sun throughout the first two thirds of the day. Steps lead up to a very attractive sun terrace which has views over parts of the town and enjoys the sun all day. The property has the benefit of gas fired radiator central heating.

## 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, cross the street and walk through the Market Place, The Gallery can be found straight ahead of you.

#### **Services & Tenure**

The tenure is Freehold.

#### **Local Authority**

Cotswold District Council

Council Tax Band: C

#### **Our reference**

TET/HP/RN/07052024

#### **We'd love to hear from you**

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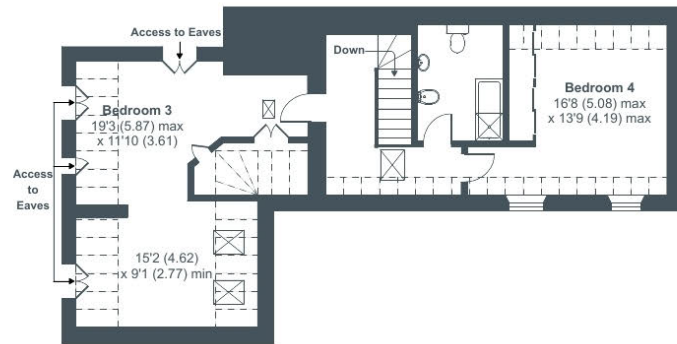




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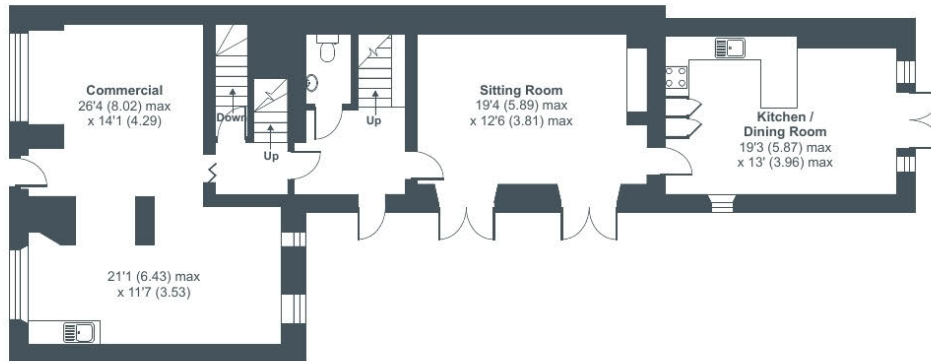
Approximate Area = 2762 sq ft / 256.6 sq m (excludes restricted head height)

For identification only - Not to scale

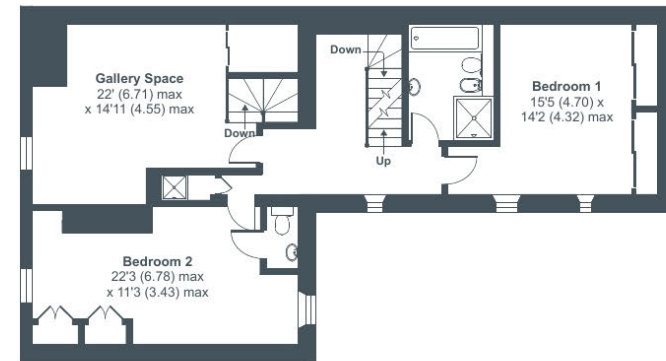


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 556308







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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.

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