

Perry Bishop

PROPERTY MADE PERSONAL

The Chipping, Tetbury, Gloucestershire, GL8 8EU



- Mid terrace character cottage ● Iconic location in the heart of Tetbury
- Sitting room with feature fireplace and wood burner ● Separate dining room ● Character features throughout
- Plenty of storage ● Grade II Listed ● Roof terrace ● Courtyard garden ● Perfect rental/Airbnb property
- No onward chain ● EPC To be confirmed

The Chipping

Tetbury

Key Features



3
Bedrooms



1
Bathroom



2
Reception

About the property

Set in the heart of the sought after town of Tetbury stands this delightful Grade II listed three bedroom cottage offers a wealth of character and charm.

Entrance is into a hall with storage for shoes and coats, the sitting room has plenty of character features including window seats, a beamed ceiling and feature stone fireplace with wood burner. There is a good size dining room also with a beamed ceiling, leading through to the kitchen which has plenty of built in units and enjoys a Belfast sink and range cooker. There is also a separate utility area with access to the patio garden. The family bathroom has a bath with overhead shower.

On the first floor there are two bedrooms, the principal is a good size and enjoying wooden flooring and direct access out to its own roof terrace enjoying lovely roof top views. The second bedroom enjoys pleasant views onto flower beds and the green. There is also plenty of storage and a separate cloakroom. On the second floor there is a spacious attic bedroom which benefits from a separate shower.

To the outside there is a lovely rear patio garden and to the front there are steps down to the cottage with built in flowerbeds.

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.

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.





Directions

From our office in the centre of town the property is easily reached on foot by walking down Chipping Street and diagonally across the Chipping car park towards Martin and Malthouse. Go down the Chipping Steps with number 35 being seen towards the bottom.

What 3 Words

voter.overgrown.invisible

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cotswold District Council, Legal Services
Council tax Band - E

Our reference

TET200049
22nd May 2026

We'd love to hear from you

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Approximate Gross Internal Area 1219 sq ft - 113 sq m

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 385 sq ft – 36 sq m

Second Floor Area 251 sq ft – 23 sq m



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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.

Gloucestershire • Oxfordshire • Wiltshire

