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PROPERTY MADE PERSONAL



**The Old Cottage**, Tetbury Upton, Tetbury, Gloucestershire, GL8 8LP

# The Old Cottage,

Tetbury Upton, Tetbury, Gloucestershire, GL8 8LP

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

- Pretty Cotswold stone cottage
- Sweeping driveway with a lavender bed in the centre
- Beautiful countryside views
- Attractive light-filled reception rooms
- Farmhouse kitchen complete with an AGA
- Good size bedrooms with modern bathrooms
- South facing gardens with a thriving vegetable and fruit garden
- EPC: D

## About the property

Beautifully set in the hamlet of Tetbury Upton, only a mile away from Tetbury but with a lovely rural outlook and feel of the countryside surrounding, this beautifully presented cottage offers an outstanding house.

Approached through a porch into the dining hall with dual aspect windows and a door to the garden, this lovely cottage is flooded with light and a refreshing feeling of spaciousness. The kitchen has a cosy farmhouse feel, warmed by the two door Aga and a table and chairs in the middle of the room. There are plenty of base and wall cupboards, an integrated oven, fridge and dishwasher. Adjacent is a useful utility room with space for a washing machine, drier and small freezer.

The triple aspect sitting room has a stone feature fireplace and double doors, perfect for throwing open

onto the expansive patio at the rear.

Upstairs there are three double bedrooms and a good-size single bedroom which is currently used as a study. The principal bedroom benefits from an en-suite bathroom with an overhead shower. The family shower room has been refitted with a large walk in shower.

Outside the property is approached onto a gravel drive with a central flower bed allowing ample parking and a natural turning circle. There is a single garage with light and power, access can be gained on both sides of the house. The rear garden has a large south facing patio with a gate leading through to a wonderful allotment style garden which has raised vegetable beds and fruit cages, a chicken run and views across open fields.

## 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 off the roundabout into Long Street. Continue to the end and take the second turning on the left, this is actually straight on into Hampton Street. Continue on this road out of Tetbury for just over a mile and as the road bends take the left hand fork into Tetbury Upton. The house can be found half way down on the left hand side.

#### **Services & Tenure**

The tenure is Freehold. Private water supply, septic tank, electricity, and gas are connected.

#### **Local Authority**

Cotswold District Council

Council Tax Band: G

#### **Our reference**

TET/HP/RN/19042024

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

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: [tetbury@perrybishop.co.uk](mailto:tetbury@perrybishop.co.uk)









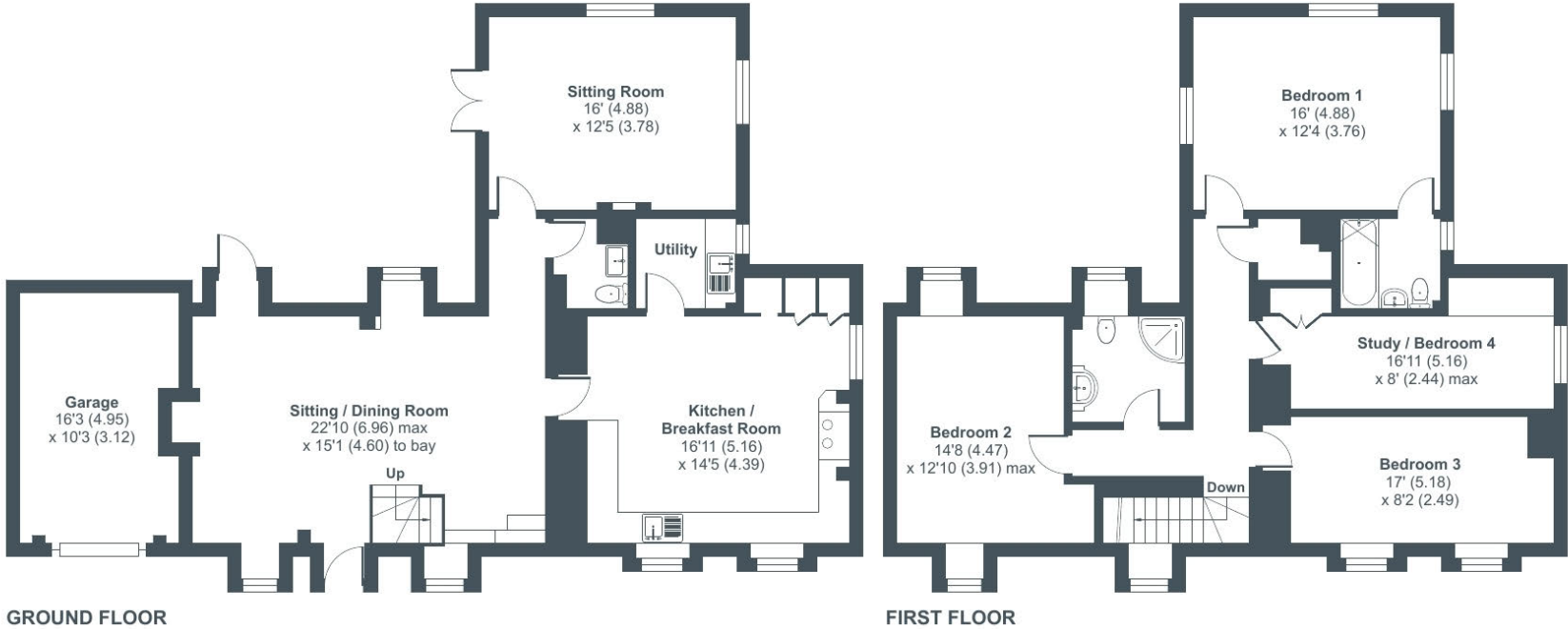
# Tetbury Upton, Tetbury, GL8

Approximate Area = 1977 sq ft / 183.6 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 2138 sq ft / 198.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1116641





3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: [tetbury@perrybishop.co.uk](mailto:tetbury@perrybishop.co.uk)

[perrybishop.co.uk](https://www.perrybishop.co.uk)

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