

New Church Street, Tetbury, Gloucestershire, GL8 8DS



Character period cottage close to the town centre • Beams, flagstones and fireplaces • Attractive sitting room with wood burning stove • Quirky kitchen with french windows onto the courtyard • Tanked cellar, with a multitude of uses • Plenty of office space for working from home • Recently refitted bathroom finished to a high specification • Courtyard garden with a shed at the bottom • EPC D

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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

A charming period natural stone terraced cottage, with a very pleasant open outlook onto The Knapp Green with its quirky water pump, and a short walking distance into the centre of town.

The accommodation consists of a new composite front door, an entrance hallway with space for coats and shoes, leading into a welcoming sitting room with a handsome feature fireplace with a wood burning stove. Stone stairs lead to the cellar which has great versatility with flagstone floors, heating and lighting; currently this room is used as a gym but has been used as a dining room, and could also be used as a cinema room.

The kitchen has been cleverly fitted with a range of storage options including a pantry under the stairs. There are integrated appliances which include a fridge, freezer, dishwasher and washing machine and space for a range cooker. Double doors are ready to be thrown open out onto the pretty courtyard garden at the rear.

On the first floor is a double bedroom with built in storage, a family shower room has recently been refitted using high specification materials including Mandarin Stone and a Grohe shower. Adjacent is an office with views across the back and useful storage. Stairs lead from this room to the second floor where there is a large master bedroom, again with built in storage and opposite an attic room which is currently used for storage but could be a child's bedroom.

Outside the charming courtyard is very pretty with Cotswold stone walls on either side, a built-in shed and a former privy at the bottom which is now used for storage.

The cottage has been lovingly invested in over the last five years including new valleys and roofing, a new composite front door, a new shower room and a recently installed boiler. There is off road parking close by or a space may be able to be rented from the Dolphins Hall.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Church Street, take the first turning off the roundabout into Long Street. At the bottom take the first left into New Church Street, travel past the church and the house can be found opposite Knapp Green on the right hand side.

What 3 Words: ///trains.pounds.snug

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/HP/RN/02112022

We'd love to hear from you

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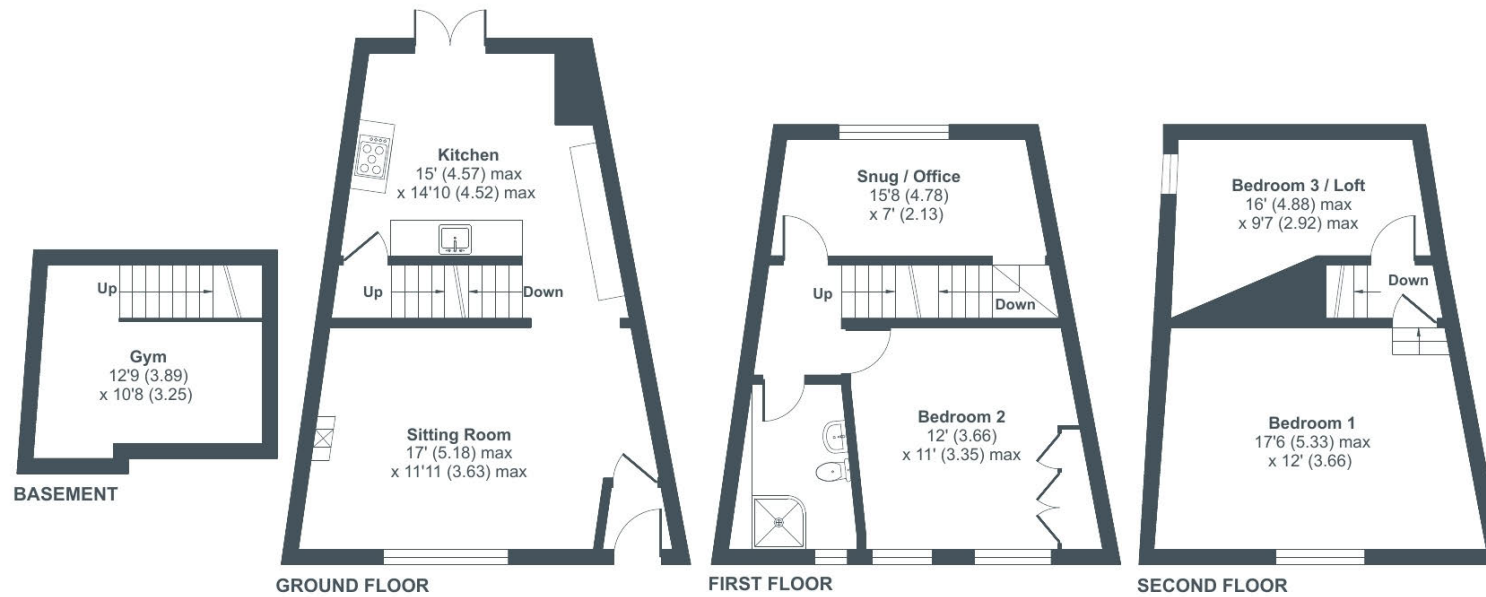




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Approximate Area = 1335 sq ft / 126 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Perry Bishop & Chambers. REF: 895711



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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.

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