

Church Steet, Tetbury, Gloucestershire, GL8 8JG



Period Cotswold stone town house • Meticulously refurbished • Sympathetically enhanced whilst retaining character • Courtyard and roof terrace • Can be used as a primary residence, holiday let or a great second home • Spacious accommodation • Sitting room with patio doors onto the roof terrace • Good size bedrooms • EPC Grade II Listed

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

This Grade II listed Cotswold stone town house has been meticulously refurbished to a very high standard. The property has been enhanced to modern standards whilst retaining an abundance of character features.

Benefiting from a town centre location with both courtyard and roof terrace, the property would make a great second home, holiday let or to be used as a primary residence.

The accommodation is spacious and full of character, comprising: Entrance hall with large storage cupboard, dining room with aspect overlooking Church Street with a feature fireplace, there are steps down to the cellar which could be used as a further reception room.

There is a modern fitted kitchen with an island/breakfast bar and another fireplace with inset wood burning stove. A downstairs shower room and separate utility room which gives access to the covered courtyard with rear access which is ideal for bin and bike storage.

Heading up the stairs from the kitchen to the first floor you will find the sitting room with patio doors onto the roof terrace, one double bedroom with countryside views and further bedroom with en-suite facilities.

On the second floor you will find two further bedrooms and a good size bathroom with exposed beams and a free-standing bath being the main feature.

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 out clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

The property is on the same street as our office, located just a few doors away from Hobbs Bakery.

Services & Tenure

The tenure is freehold. All mains services are connected.

Local Authority

Cotswold District Council.

Council Tax Band: D

Our reference

TET/JR/OO28072025

We'd love to hear from you

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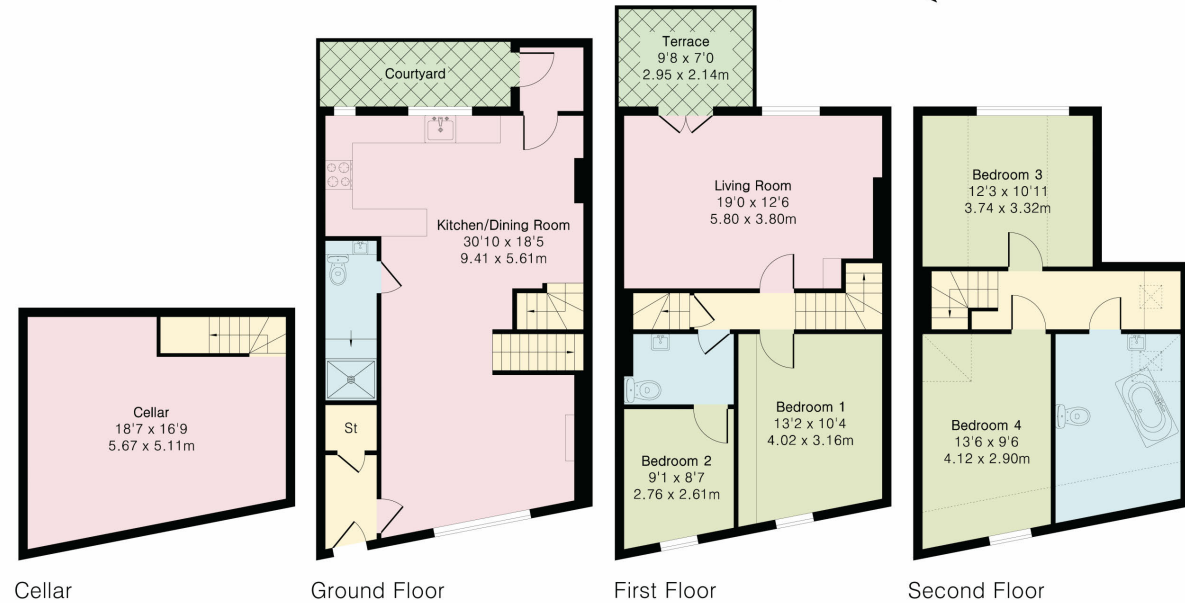
Approximate Gross Internal Area 1873 sq ft - 174 sq m

Cellar Area 280 sq ft – 26 sq m

Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 549 sq ft – 51 sq m

Second Floor Area 474 sq ft – 44 sq m



Cellar

Ground Floor

First Floor

Second Floor

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PROPERTY MADE PERSONAL



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.

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