

# PerryBishop

PROPERTY MADE PERSONAL



**Ramparts**, 54 West Street, Tetbury, Gloucestershire, GL8 8DR

# Ramparts,

54 West Street, Tetbury, Gloucestershire, GL8 8DR

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

- A stylish house with great versatility
- Fabulous position in the centre of town
- Detached stone house with lots of characterful features
- Wonderful open plan kitchen-diner and sitting room
- Wood burning stoves, flagstone floors and beautiful Arts and Crafts style staircase
- Parking for two cars
- South westerly outlook over the picturesque Cutwell Valley
- EPC: D

## About the property

One of the most favoured streets in Tetbury is the home to this beautiful Cotswold stone house, which enjoys a fabulous garden and interiors which could grace a lifestyle magazine.

Approached at the side of the house into a sitting room which makes the most of the view of the garden and a feature fireplace housing a wood burning stove. There is a snug area with a corridor leading to the downstairs cloakroom. The open plan kitchen-diner is cool and contemporary with an open pantry adjacent to the kitchen, double doors are ready to be thrown open onto the terrace. The kitchen has an in built oven, steam oven and an induction hob.

The lower ground floor has a useful utility room and a versatile room which is currently used as a home office but could provide additional sleeping accommodation or a teenage den, with a door opening onto the side of the garden. An Arts and Crafts style staircase winds from the lower ground floor to the first floor where the master bedroom is a magnificent room with windows encompassing the view, a

jack and jill bathroom with a separate shower, is shared with the adjacent double bedroom. There is a further double with in-built storage and a family shower room.

Outside there are two parking spaces to the side of the house, steps lead you round the house to the fabulous south facing garden with mature planting and trees, very much a haven for wildlife with mowed paths around the garden and plenty of wildflowers. Hidden in the garden is a shed and a useful storage area, the garden is larger than expected.

A terrace close to the house is a wonderful space to enjoy the tranquillity, and to the other side of the house is a stone shed which could be converted and extended subject to the relevant planning, there is a terrace area here and steps leading up onto West Street.

## 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, follow the road towards the Bath Bridge but take the first right into Old Brewery Lane, go past the car parks and at the T junction turn right into West Street.

The property can be found on the left after Woolsack Cottage.

#### Services & Tenure

The tenure is Freehold.

#### Local Authority

Cotswold District Council

Council Tax Band: D

#### Our reference

TET/HP/RN/18042024

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

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### *what the owner said*

"No 54 is both beautifully bright and characterful with lovely views. It is located very close to the cafes and shops, as well as the Cotswold countryside."





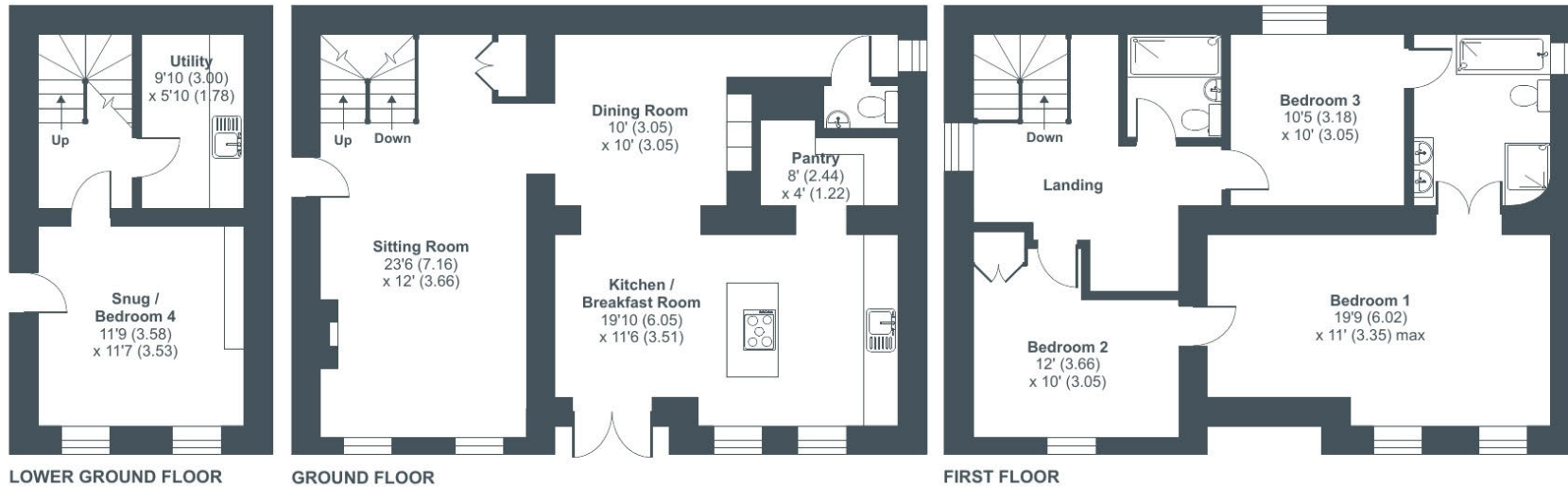




# West Street, Tetbury, Gloucestershire, GL8

Approximate Area = 1794 sq ft / 166.6 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: 1117808





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