

## 5 Chavenage Lane, Tetbury, GL8 8JT



Beautiful period cottage • Two double bedrooms and a single bedroom • Stunning kitchen-diner with double doors into the garden • Charming sitting room with a feature fireplace and wood burning stove • Downstairs cloakroom and boot room • Utility cupboard • West facing garden with home office pod • Three off road parking spaces • EPC C

# 5 Chavenage Lane, Tetbury, GL8 8JT

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Imagine life in the glorious town of Tetbury, in a cottage which has been refurbished, enhanced and extended to create a contemporary lifestyle, the envy of all your friends, and within a short stroll of the centre of town.

This attractive stone cottage is chocolate box in its exterior and with clean cool lines on the inside. The sitting room has a feature fireplace with a wood burning stove and plenty of space for a couple of sofas and space to spread out. An open doorway leads into the spacious kitchen - diner, a contemporary pale grey kitchen, an integrated American fridge, an integrated oven, hob and dishwasher and plenty of storage cupboards. A large dining table in the centre of the room could easily be replaced with an island, but with the limestone floors, oak doors concealing a utility cupboard and windows in the roof space this kitchen becomes the epitome of the heart of the home. Adjacent to the kitchen is a door to the rear with space for coats and shoes, a boot room in essence and a downstairs cloakroom.

Upstairs there are two really good-size double bedrooms, both with beautifully fitted Oak wardrobes and a single bedroom, which is currently used as an office. The family bathroom is luxurious in its fitting, formerly the second bedroom no compromise has been made on luxury with a bath and overhead shower. The rear garden is enclosed, with a patio close to the house and mainly laid to lawn. A relatively new home office has been built in the garden, this offers space for an office or an additional reception room, it is fully insulated with electricity. There is an adjacent shed.

A gate at the rear leads onto two parking spaces.

The property is offered with no onward chain.

## 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 with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both 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 Church Street head towards the mini roundabout, taking the first exit into Long Street. Continue to the bottom and take the second turning on the left, straight on effectively, into Hampton Street. Chavenage Lane is the first turning on the left, with the property being found on the right hand side after Oxleaze Road.

What 3 words : measuring.ruin.limiting

## Services & Tenure

The Tenure is Freehold

All mains services connected

## Local Authority

Cotswold District Council

Council Tax Band : D

## Our reference

TET/HP/JK28032025

## We'd love to hear from you

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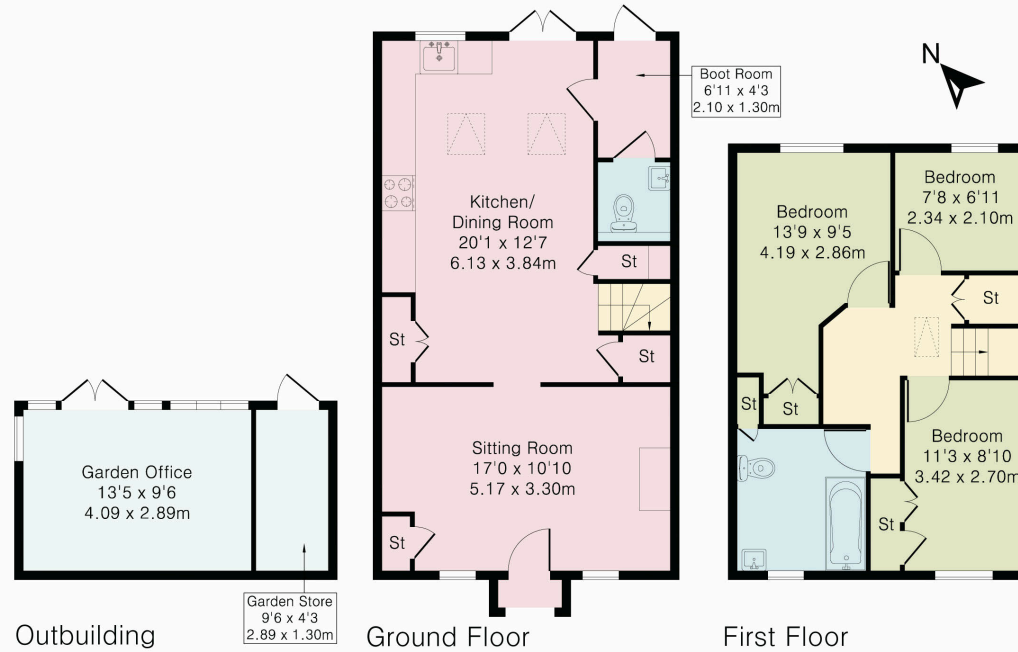


## Approximate Gross Internal Area 1116 sq ft - 104 sq m

Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 417 sq ft – 39 sq m

Outbuilding Area 170 sq ft – 16 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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