

PerryBishop

PROPERTY MADE PERSONAL



Bath Road, Tetbury, Gloucestershire, GL8 8EG

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Tetbury, Gloucestershire, GL8 8EG

Key Features



3
Bedrooms



2
Bathrooms



3
Receptions

- An attractive period cottage with a one bedroom annexe
- Quirky features and so many talking points
- Off road parking
- Courtyard gardens
- Annexe has potential for rental
- Both surprisingly spacious properties
- Viewing is strongly recommended
- Versatility and flexibility are key points

About the property

An attractive period cottage, nestled between two others, with interesting and individual features and plenty of surprises inside.

Approached into the entrance hall, there is a spacious boot room, an attractive sitting room with a wood burning stove, a beautifully laid out kitchen with plenty of storage and planned space for appliances, opening up into a charming dining room with exposed walls and doors opening into the garden.

Adjacent to the kitchen is a utility room/office and a study with a full length window onto a courtyard, useful for an overflow bedroom if required.

At first floor level the master bedroom has a feature fireplace with a small wood burning stove. There is a further bedroom, and a recently refurbished family shower room with a separate cloakroom.

Outside to the front is an enchanting cottage garden, with a gate leading onto the pavement. At the rear is a courtyard garden and leading up is a spiral staircase to a roof terrace which catches the sun for most of the day, particularly in the summer, whilst a path leads from the rear of the cottage along the back of the next door cottage to an architect designed one bedroom modern annexe, built in a timber framed style.

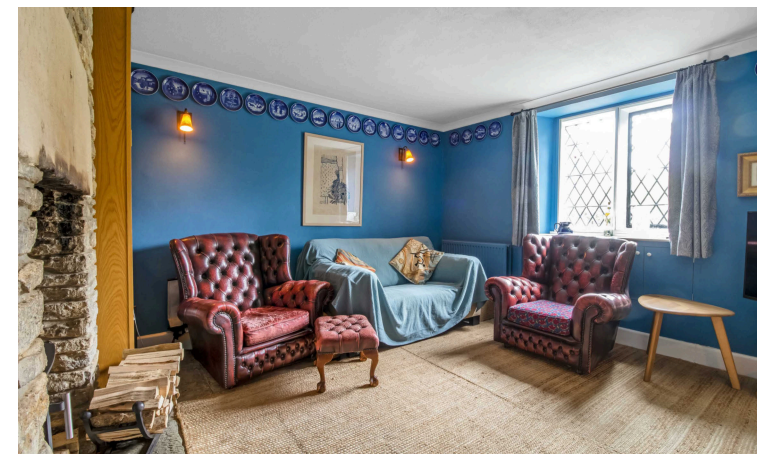
The annexe was specifically built for the parents of the vendor and is a fabulous addition to the property. The annexe comprises of an entrance hall with a large storage area, a large double bedroom with an en-suite shower room and another storage area.

A short flight of stairs leads into a gloriously light sitting room with doors into the courtyard garden, there is also a cloakroom on this floor. A further staircase leads to a light and airy kitchen with a sleek look and integrated appliances, and plenty of room for a table and chairs. Underfloor heating and superb insulation make this a very warm house.

At the front of the annexe is parking for several cars, making the potential for the annexe either for an older parent, returning child or with potential for a long term let or Airbnb.

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.

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 Tetbury follow Church Street over the Bridge into Bath Road. The properties can be found on the right hand side before Berrells Road.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/HP/RN/04052023

We'd love to hear from you

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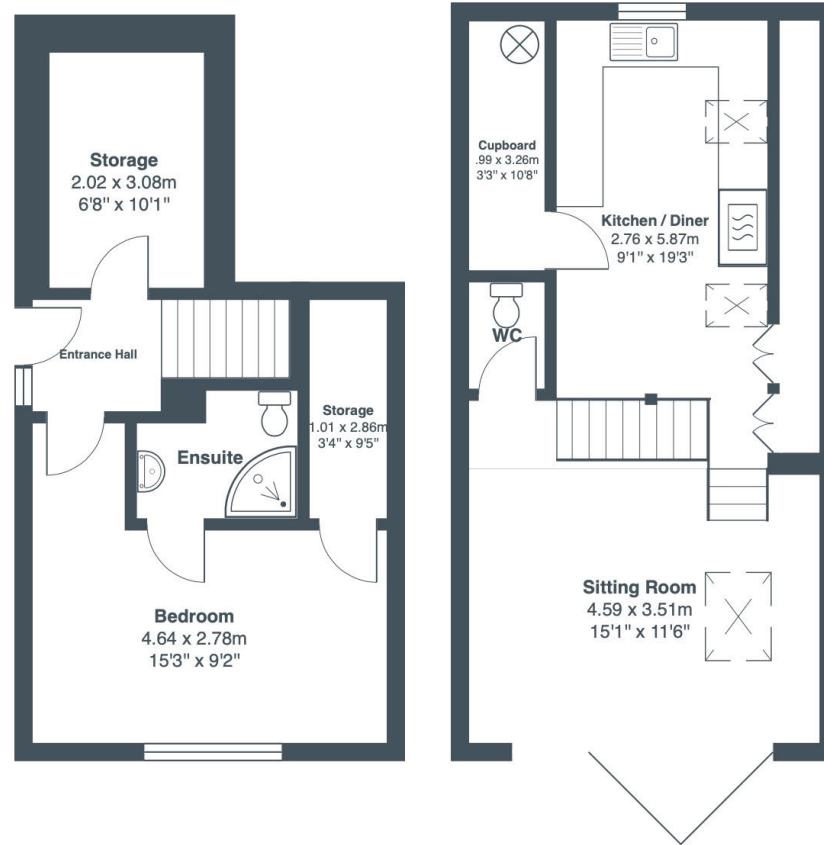


Total Area: 89.7 m² ... 966 ft²

All measurements are approximate and for display purposes only







Total Area: 76.5 m² ... 823 ft²

All measurements are approximate and for display purposes only

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