

Cottons Lane, Tetbury, Gloucestershire, GL8 8DP



Charming period cottage • Located in the heart of Tetbury • Views over the Cutwell valley and Bath Bridge • Sitting room with window seat overlooking the garden • Fitted kitchen with larder cupboard • Spacious bathroom • Home office/dining room located in the garden • Pretty landscaped rear garden • EPC D

Cottons Lane,

Tetbury, Gloucestershire, GL8 8DP

Key Features



1

Bedroom



1

Bathroom



1

Reception

About the property

A charming natural stone terraced cottage in a popular street close to the town centre, with views towards the Cutwell Valley and Bath Bridge.

The beautifully presented accommodation is over two floors. On the ground floor there is a sitting room with a natural stone fireplace housing a wood-burning stove, a window with a seat overlooking the garden, beamed ceiling, and a staircase to the landing. The bespoke fitted kitchen has a range of units, integrated oven, hob and washing machine, together with a larder/storage cupboard and aspect overlooking the rear garden.

At first floor level the bedroom is at the rear of the cottage with two windows - waking up to the view is just fabulous! A recently refurbished spacious bathroom has a smart white suite.

The landscaped rear garden is a particular feature, including a patio with a stone built office, currently used as a dining room. Steps lead down to further seating areas where you can enjoy all day sunshine and the views. There are well-established borders full of interesting plants and shrubs.

There is a right of way along the row of cottages for residents and visitors.

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, it is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station, from where there are 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, is also 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. Cotswold Water Park and the Abbey and Abbey House Gardens in Malmesbury are also close by.

Directions

From our office in Church Street, walk down the hill towards the Church, take the second turning on the right hand side into West Street. The road forks, take the left hand fork where you walk along the back of a row of cottages. Find the archway leading to the front of the cottages, turn right and the property can be found on your right.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/16112023

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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what the owner said

"Chocolate Box cottage with a beautiful garden and fabulous view! Perfect location on the edge of the town but with the countryside on your doorstep."







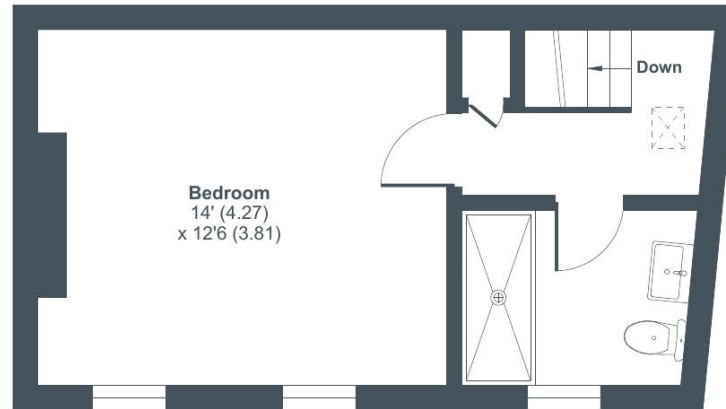
Cottons Lane, Gloucestershire, GL8

Approximate Area = 550 sq ft / 51.1 sq m

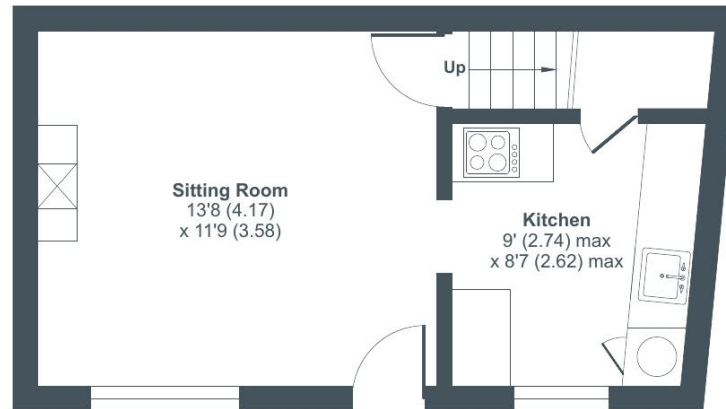
Outbuilding = 68 sq ft / 6.3 sq m

Total = 618 sq ft / 57.4 sq m

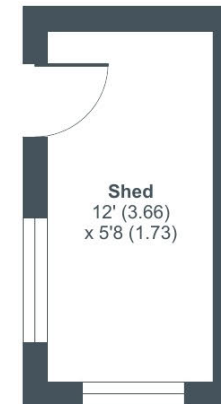
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Perry Bishop. REF: 1057810



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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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