

Hampton Street, Tetbury, Gloucestershire, GL8 8JN



Nestled within a sought after location • Within walking distance to amenities and countryside walks • Plenty of character and charm • Private and enclosed rear garden • Homely and spacious accommodation • Sitting room with beams and open fireplace • Galley kitchen onto the rear garden • EPC E

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Nestled in a sought-after location, this charming period terraced house offers a perfect blend of modern comfort and traditional character.

The interior is both homely and spacious comprising: entrance hall with adjacent cloakroom, spacious sitting room with a Cotswold stone open fireplace, beamed ceiling and stairs to first floor, there is a dining room located to the rear of the property. There is a rustic galley kitchen with exposed beams and a limestone tiled floor, this room takes you onto the rear garden.

To the first floor you will find two double bedrooms and a bathroom with modern white suite. On the second floor you will find the third double bedroom with dual aspect.

The private and enclosed rear garden, providing a peaceful outdoor space perfect for relaxation or entertaining guests. There is room for a wooden summer house which could provide a home office if required.

With its excellent accessibility to local amenities, schools, and transport links, this property is perfect for those looking for a convenient lifestyle.

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 or perhaps the Abbey and Abbey House Gardens in Malmesbury are also close by.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From our office in Church Street head to the mini roundabout and take the first exit onto Long Street. Continue to the end of Long Street and go straight on into Hampton Street, where the property will be found on the right hand side.

What 3 Words: [///sting.intestine.shades](https://www.what3words.com/#!/sting.intestine.shades)

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/JR/RN/24102024

We'd love to hear from you

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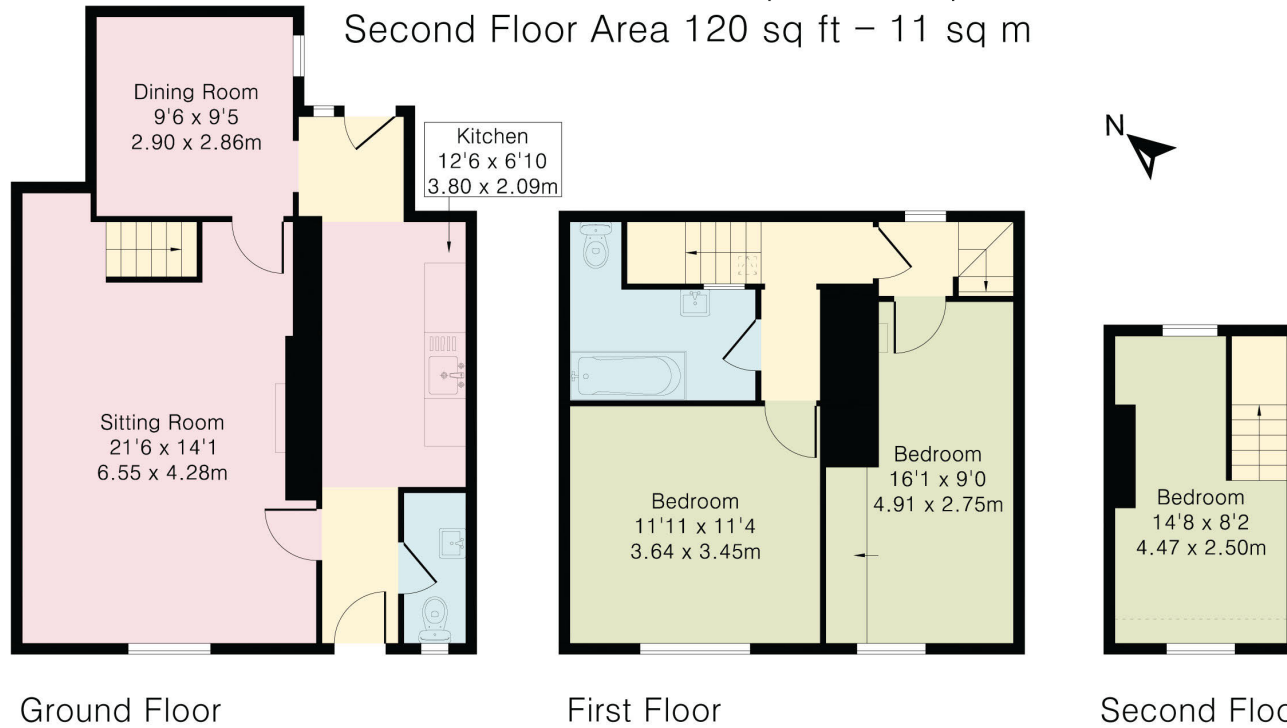


Approximate Gross Internal Area 1095 sq ft - 102 sq m

Ground Floor Area 549 sq ft – 51 sq m

First Floor Area 426 sq ft – 40 sq m

Second Floor Area 120 sq ft – 11 sq m



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PROPERTY MADE PERSONAL

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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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