

Mill House, Church Street, Tetbury, Gloucestershire, GL8 8JG



Delightful period town house which requires need updating • Heart of the town centre • Fitted kitchen/breakfast room • Spacious sitting/dining room • Good size bedrooms • Two bathrooms • Attic room with the potential to create a third bedroom • Cobbled walled garden • EPC TBC

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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Situated in the heart of the town centre, this delightful period townhouse which does require updating, offers a cosy and charming living space. This beautiful property is located within the curtilage of a listed building.

On entering the property into the fitted kitchen/breakfast room, spacious hallway with stairs to the first floor, and useful understairs storage cupboard which could create a cloakroom if desired. Very spacious sitting/dining room with feature fireplace housing a wood-burning stove and access to the garden.

On the first floor, there is one double bedroom with a balcony overlooking the garden and a separate bathroom.

Going through the bookcase door to the second floor, second double bedroom with Juliet balcony, separate bathroom with dressing area.

The attic space has the potential to create a good-sized bedroom with views towards the Church Spire and beyond.

An enclosed and peaceful cobbled walled garden located to the front of the property provides private and comfortable outdoor spaces.

The property also includes the private passageway from Church Street, the owner/occupier of Mill Cottage has the right to pass over this.

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.

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

The property is on the same street as the office, just before Hobbs House Bakery you will find a passageway, the property is located at the far end.

What 3 Words: [///device.homelands.chest](http://device.homelands.chest)

Services & Tenure

The tenure is Freehold. Mains water, drainage, and electricity are connected.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

TET/JR/RN/11032025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

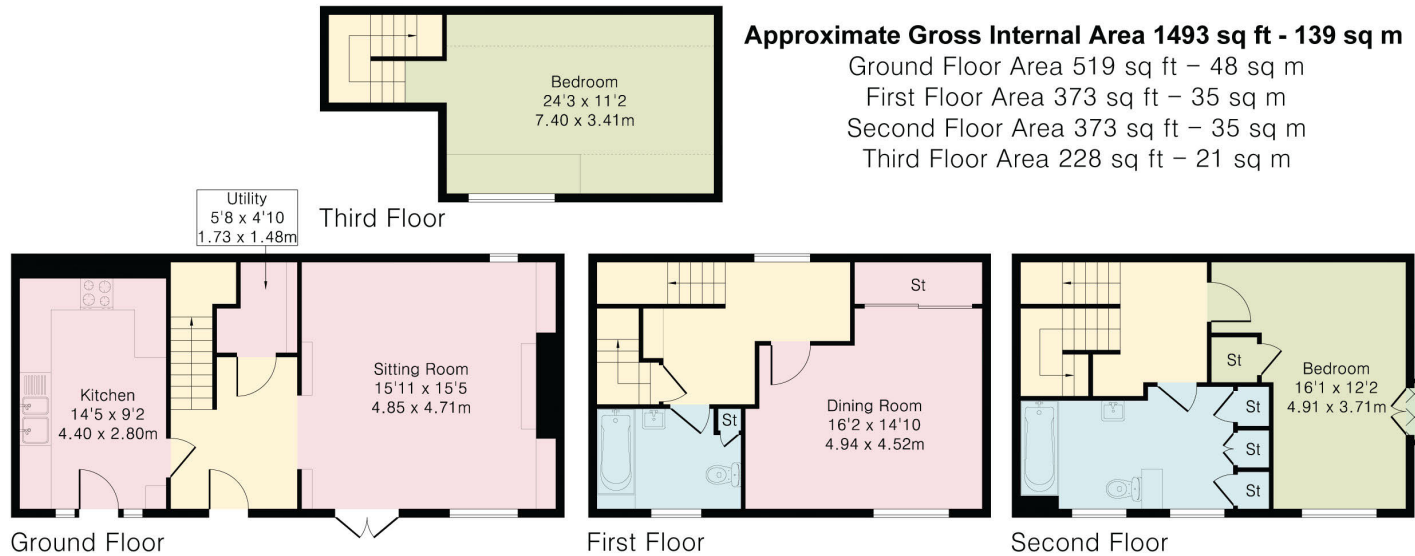
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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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.

Gloucestershire • Oxfordshire • Wiltshire

