

# PerryBishop

PROPERTY MADE PERSONAL

**Charlton Road**, Tetbury, Gloucestershire, GL8 8DX



Period cottage, just off the centre of Tetbury • Beams, fireplaces and flag stone flooring • Contemporary kitchen with thoughtful storage • Double doors into the courtyard and cottage garden beyond • Downstairs bathroom with standalone bath and separate shower • Office area or additional storage • Top bedroom with vaulted ceiling • No onward chain • EPC E



# Charlton Road,

Tetbury, Gloucestershire, GL8 8DX

## Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

This pretty period cottage, set off a private road, which has been renovated to a high quality, providing a gorgeous home a short stroll from the town centre.

Approached into the sitting room with original narrow beams and a large stone fireplace which could house a wood burning stove if required.

The kitchen has a range of cupboards and drawers, integrated appliances which include an oven and an induction hob, with planned space for a washing machine. There is currently a SMEG fridge under the staircase which is subject to separate negotiation. Double doors open onto the courtyard outside.

The downstairs bathroom is large with a modern white suite consisting of a standalone bath, separate shower and a cupboard which houses the new boiler.

Upstairs on the first floor, there is a reclaimed space above the

kitchen which could be used as an office or could become storage. The bedroom has pretty views over to Cutwell Farm. Stairs then lead up to the second bedroom which is dual aspect with a vaulted ceiling making it a light and airy room.

Outside there are steps up to the raised courtyard garden, which is a blank canvas for anyone wishing to make their mark.

The property is being sold with no onward chain, with the vendor moving forward quickly for a sale.

## 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.

#### **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 Long Street take the first left onto Long Street, continue until the bottom and take the first left into New Church Street. Continue into Charlton Road and the property can be seen on the right hand side on Private Lane.

What 3 Words: ///fantastic.snooping.include

#### **Services & Tenure**

The tenure is Freehold. All mains services are connected.

#### **Local Authority**

Cotswold District Council

Council Tax Band: C

#### **Our reference**

TET/HP/RN/25112024

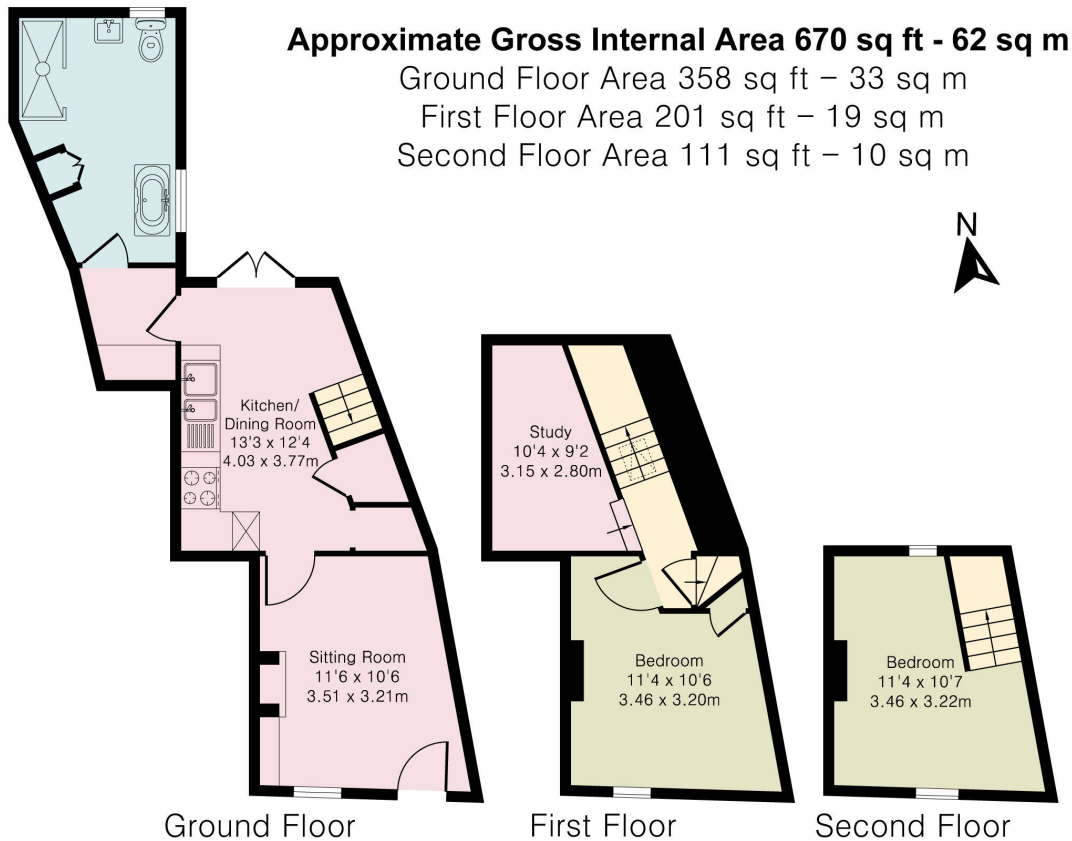
#### **We'd love to hear from you**

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk





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