

## Priory Cottage,



Grade I listed cottage, in the heart of Tetbury • Recently decorated throughout • Large sitting room with a fireplace suitable for a wood burning stove • Kitchen - diner with a pantry • Three bedrooms • Attractive location, close to the Chipping Steps • Courtyard garden at the front of the house • No onward chain • EPC D

# Priory Cottage,

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A delightful Grade I listed Cotswold stone cottage, sitting within the heart of Tetbury, enjoying a quiet setting.

The accommodation consists of an entrance, leading into a handsome sitting room with a stone mullion window and feature fireplace which is currently capped but could be opened up to use a wood burner.

The kitchen has a some units, a range oven and a pantry cupboard with plumbing for a washing machine. There is an additional room at the back which could be used in addition to the kitchen, a particular feature of the kitchen is the flagstone flooring.

A doorway leads to the first floor where there are two double bedrooms, a walk in wardrobe and a small bedroom which is best suited as an office. The bathroom has a bath with an overhead shower.

There are easily maintained gardens to the front with a shared gated entrance with Malthouse Cottage.

## 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

From our office in Church Street go straight across the roundabout into Chipping Street. Follow the road into the Chipping Car Park, heading towards Martin and Malthouse Delicatessen. The property can be found on the left of Martin and Malthouse, before the top of the Chipping Steps.

What 3 Words: ///quilt.opponent.pans

## Services & Tenure

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

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

TET/HP/RN/02012025

## We'd love to hear from you

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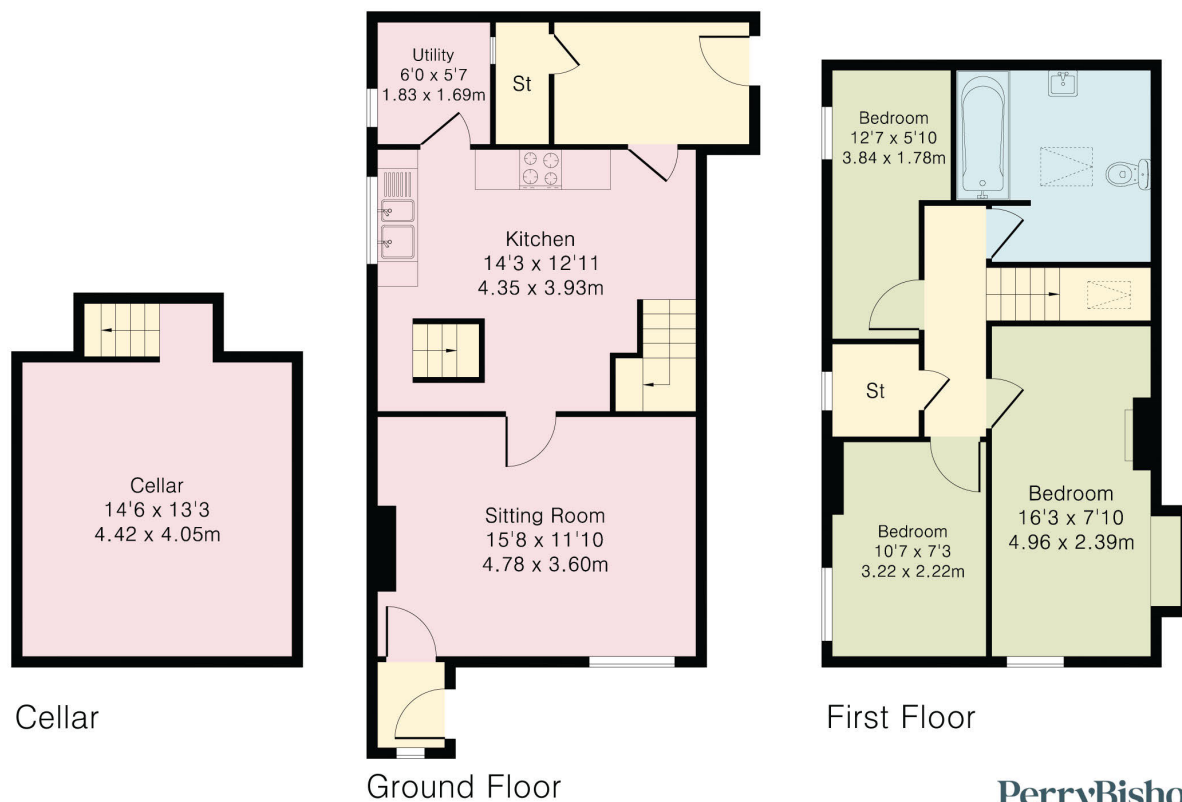


## Approximate Gross Internal Area 1190 sq ft - 111 sq m

Cellar Area 211 sq ft – 20 sq m

Ground Floor Area 520 sq ft – 48 sq m

First Floor Area 459 sq ft – 43 sq m



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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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