

## 28 London Road



Terraced stone cottage with oodles of potential • Sitting room with modern fire • Painted kitchen with white goods • Good size main bedroom • Modern shower room • Attractive garden with mature planting • Potting shed and greenhouse • No onward chain • EPC F

# 28 London Road

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A charming period cottage in Cotswold Stone, which has been in the same family for a long, long time.

In need of updating the house itself is a wonderful space with an idyllic garden at the back.

Approached into the hallway with stairs rising to the first floor, there is a sitting room with a modern fire, a dining room with access to a porch at the back leading to the garden. Adjacent is the kitchen with hand built cupboards and a large window overlooking the garden.

Upstairs there are three bedrooms, the main bedroom overlooking the front is a double room with fitted wardrobes, there are two single rooms, although one is used as a dressing room and a completely modernised shower room with a white suite and a heated towel rail.

Outside there is an outside toilet, which is currently used for storage, and a garden which will be a riot of colour in a few months. At the top of the garden is a potting shed, workshop and greenhouse, all of which could be converted into a work from home office or just somewhere to enjoy this delight of a garden.

## 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.

## 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.

## Directions

From our office in Church Street turn left into Long Street and continue until the road bends to the right into London Road, the property can be found on the left hand side before Tetbury Hardware Shop.

What3Words /// wound.stiletto.timeless

## Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

## Local Authority

Cotswold District Council

Council Tax Band B

## Our reference

TET/HP/CDH/15052025

## We'd love to hear from you

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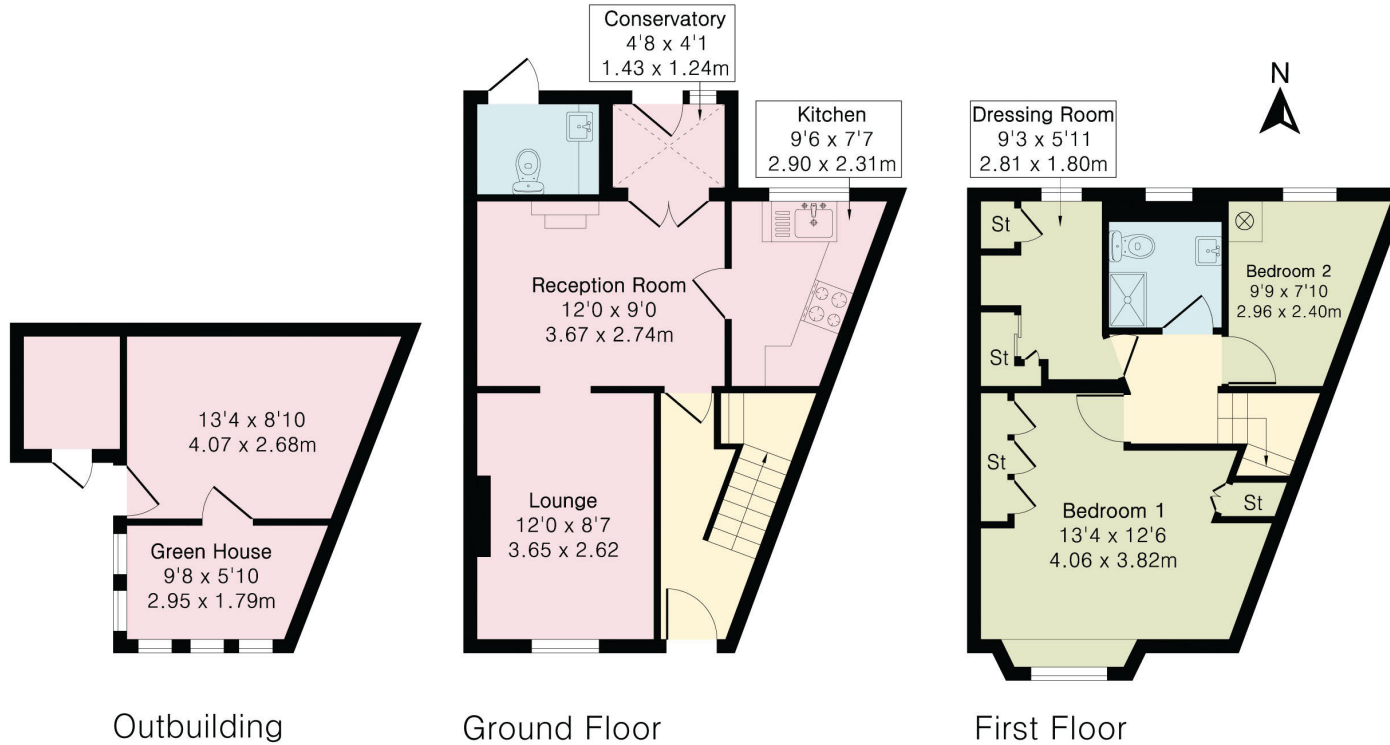


**Approximate Gross Internal Area 929 sq ft - 86 sq m**

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 349 sq ft – 32 sq m

Outbuilding Area 182 sq ft – 17 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.

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