

St Anthony's Cottage



Quintessential Cotswold cottage in a pretty village • Walk in and unpack your boxes, it's all ready for you • Think inglenook fireplaces and wooden floors • Contemporary kitchen with larder cupboard • Beautiful gardens with suntrap terrace • Single garage with off street parking • No onward chain • EPC E

St Anthony's Cottage

Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

A quintessentially Cotswold cottage, nestled along a no through lane in the charming village of Beverston, just two miles from Tetbury.

The cottage was beautifully refurbished a few years ago and is well presented combining the original character with modern facilities.

The accommodation includes a large sitting room complete with an inglenook fireplace with a wood burning stove and a bread oven. The kitchen is beautifully fitted with a new hob and oven, integrated dishwasher and room for a round table. An adjacent utility has space for a washer drier and a fridge freezer and a pantry cupboard.

Double doors from the kitchen lead out onto a suntrap of a terrace with plenty of room for entertaining.

Upstairs there are two double bedrooms, the larger of which has double wardrobes. The family bathroom is elegant with a bath and separate shower,

The garden immediately beyond the kitchen has been landscaped with raised borders, mainly laid to lawn with a stone outhouse useful for storing the lawn mower.

Adjacent to the cottage is hard standing for two cars and a garage, with an EV charger. Beyond is a further private garden with raised beds for vegetables, mainly laid to lawn but enjoying stunning views across the fields.

There is lapsed planning permission to create a single storey extension which would compose of a garden room and a downstairs cloakroom.

The property benefits from Ultrafast Broadband and an alarm.

Amenities

Beverston is a small village about 2 miles from Tetbury, there is the Church of St Mary's which dates back to Norman times.

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 which 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 Tetbury, take the first exit at the roundabout into Long Street, take the first left into New Church Street and continue into Charlton Road. Follow the road and upon entering Beverston go past the 3 cottages on the right, there is an open parking area with a red post box. Park here and walk down the lane where the house can be found on the left hand side.

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Services & Tenure

The tenure is Freehold. Mains water, compliant septic tank, electricity and oil central heating.

Local Authority

Cotswold District Council

Council Tax Band E

Our reference

TET/HP/20250428

We'd love to hear from you

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what the owner said

Secluded property in a friendly village with extensive walks from the front door and a short drive to Tetbury, Bath and Bristol. An archetypal Cotswold cottage.





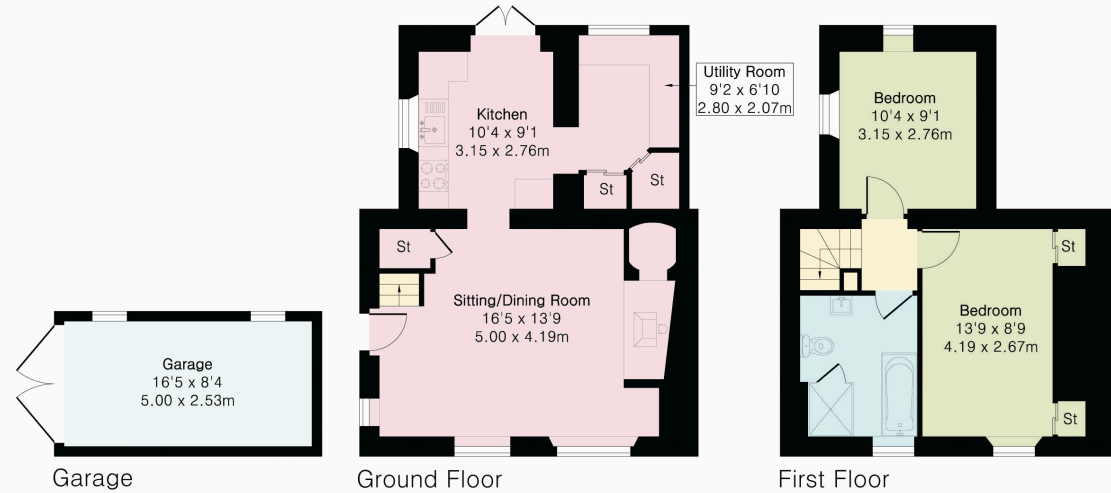


Approximate Gross Internal Area 958 sq ft - 89 sq m

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 366 sq ft – 34 sq m

Garage Area 129 sq ft – 12 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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