

PerryBishop

PROPERTY MADE PERSONAL

Tresham, Wotton-under-Edge, Gloucestershire, GL12 7RW



Completely renovated • Detached period cottage • Excellent links to Bristol and Bath • Spacious accommodation • Sitting room with feature fire • Both bedrooms are a good size double • Detached single garage, plus driveway parking for at least five cars • Large rear garden backing onto farmland • EPC D



Tresham, Wotton-under-Edge, Gloucestershire, GL12 7RW

Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

****Charming Period Detached House in Quiet Village Setting****

This delightful, completely renovated home exudes character and charm, offering a peaceful retreat in the sought-after village location of Tresham. The bright and inviting interior boasts a modern yet characterful feel, with spacious rooms and Gigaclear ultrafast fibre broadband, ideal for modern living.

The ground floor includes an entrance lobby overlooking the garden, hallway, downstairs wc, large fitted kitchen with breakfast bar, and a fabulous sitting and dining room with feature fireplace.

Upstairs are two double bedrooms and newly-fitted bathroom with modern white suite including a rolltop bath, separate walk-in shower, and high quality fixtures and fittings.

Large and secluded rear garden of approximately 0.2 acres, including lawn area, mature trees, and apple orchard, backing onto open countryside and farmland.

To the side and rear of the house is a gravelled driveway providing off-

street parking for at least five vehicles, plus a garage with power and lighting.

Situated in a tranquil village setting, this home offers a serene escape from the hustle and bustle of city life. With excellent transport links and local amenities close by, this property is ideal for those seeking a peaceful yet convenient lifestyle.

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

Tresham is a rural village in the glorious county of Gloucestershire, in the Cotswold A.O.N.B. Numerous footpaths and bridleways pass through Tresham, including Monarch's Way and the Cotswold Way, giving excellent and varied walking opportunities on the doorstep. Nearby attractions within walking distance include a National Trust property and Westonbirt Arboretum.

Tresham is a small community with a parish church. The nearby larger village of Leighterton provides an excellent gastro-pub, village primary school, and childrens' playpark. Tresham lies in the catchment area for Katherine Lady Berkeley School, Sir William Romney in Tetbury and all the Stroud schools.

Wotton-under-Edge is a charming country town, tucked away under the southern edge of the Cotswolds, equidistant from Gloucester and Bristol, Cheltenham and Bath, only a few miles from the M4 (junction 18) and M5 (junction 14). Wotton-under-Edge is a friendly, thriving and lively place, with interesting and historic buildings.

The Cotswold Way National Trail passes through the town, along the main shopping streets which are packed with small family run shops





selling an amazing range of goods. The town also offers a wide range of services and places to eat.

Hawkesbury Upton is a friendly and thriving Cotswold country village surrounded by open countryside and with local shops, primary school, church, two public houses and a village hall. There is also the Katherine Lady Berkeley School in nearby Wotton Under Edge and the A46 trunk road is about one mile distant, M4 motorway junction 18 Tormarton – 6 miles. Convenient for Tetbury, Badminton, Stroud, Gloucester, M4/M5, Bristol, Bath, Cotswolds.

Directions

From our office in Tetbury take the first turning at the roundabout into Long Street. Turn left at the first turning into New Church Street, follow this road out of Tetbury passing through Beverstone, turning left at the traffic lights beside Calcot Manor.

Continue along this road and turn right after 3.5 miles following the sign for Tresham. Continue past the farm and the property can be found on the right hand side.



What3Words /// shovels.snuck.enacted

Services & Tenure

The tenure is freehold. Mains water and electricity are understood to be connected, the property is on oil and has a private septic tank

Local Authority

Stroud District Council.

Council Tax Band F.

Our reference

TET/JR/CDH/20062025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



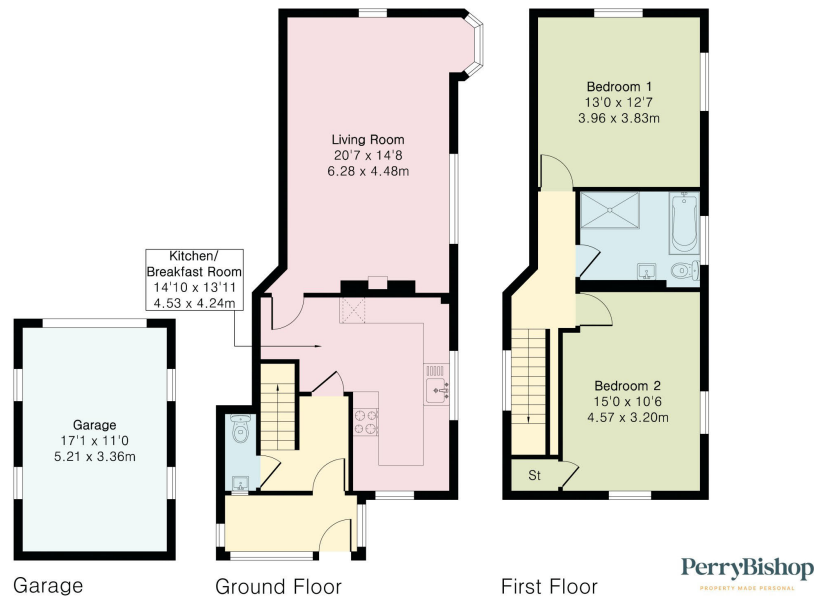
Approximate Gross Internal Area 1028 sq ft - 96 sq m

(Excluding Garage)

Ground Floor Area 549 sq ft - 51 sq m

First Floor Area 479 sq ft - 45 sq m

Garage Area 188 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

perrybishop.co.uk

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

