

Doughton, Tetbury, Gloucestershire, GL8 8TG



Delightful period semi detached cottage • Nestles within the picturesque hamlet of Doughton • Peaceful and inviting living space • Full of character features • Both bedrooms are doubles • Generous family bathroom • Enclosed garden to the front and side • One private parking space • EPC E

## Doughton, Tetbury, Gloucestershire, GL8 8TG

### Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

Introducing this charming 19th Century period semi-detached cottage nestled in the picturesque hamlet of Doughton. Doughton is known for its association with HM King Charles and neighbouring Highgrove House and Gardens,

This delightful period property exudes a bright and cosy atmosphere, making it the perfect home for those seeking a peaceful and inviting living space.

Boasting a spacious layout, comprising entrance porch with stable door, hallway with staircase to first floor. Sitting room leads onto the separate dining room, both of these rooms have feature fireplaces. Fitted kitchen/breakfast room with some integrated appliances.

First floor galleried landing gives access to the two double bedrooms and generous family bathroom with rolltop bath and separate shower cubicle.

The enclosed gardens are located to the front and side of the cottage, mainly laid to lawn with a raised decking area and Cotswold stone storage shed.

There is also the added benefit of one allocated private parking space opposite the property.

This homely abode offers a tranquil and secure environment, ideal for relaxation and rejuvenation. Enjoy the scenic views and quiet surroundings that this property has to offer.

### 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 the centre of town proceed down Church Street which becomes Bath Road. After about 1 mile on entering the hamlet of Doughton, turn sharp left into the hamlet and the property will be found half way down the lane on the left hand side.

What3Words /// mountains.merchant.anyone

### Services & Tenure

The tenure is freehold.

Mains water and electricity are understood to be connected. The property is on oil and has a septic tank shared with the neighbour.

### Local Authority

Cotswold District Council.

Council Tax Band D.

### Our reference

TET/JR/CDH/10062025

### We'd love to hear from you

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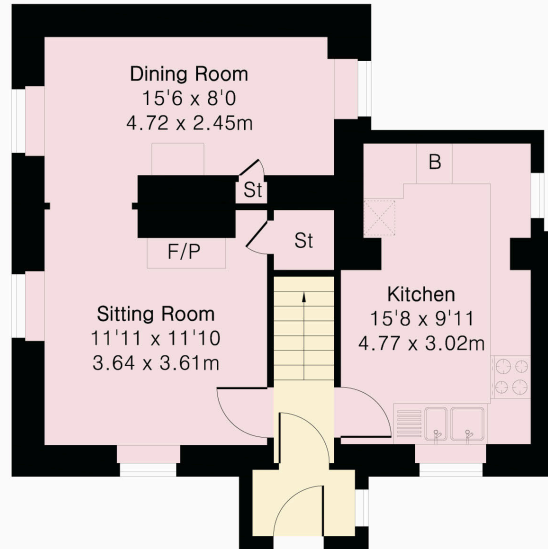




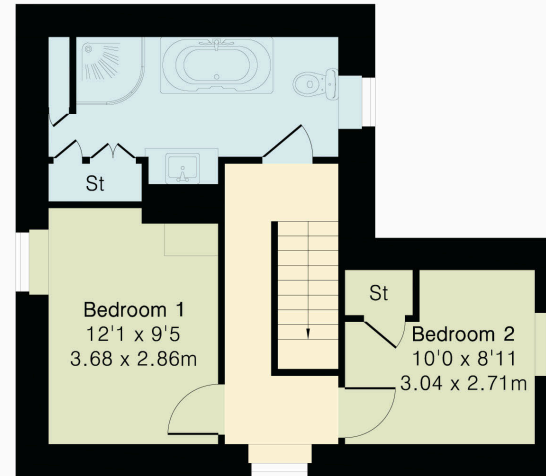
## Approximate Gross Internal Area 922 sq ft - 86 sq m

Ground Floor Area 497 sq ft – 46 sq m

First Floor Area 425 sq ft – 40 sq m



Ground Floor



First Floor

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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.



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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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