

PerryBishop

PROPERTY MADE PERSONAL

Tetbury, Gloucestershire, GL8 8HW



Attractive Cotswold stone cottage • Cosy sitting room with a wood burning stove • Country kitchen - diner with a fireplace • Contemporary bathroom • Charming English country cottage gardens both front and back • Useful outbuilding which is useful as a utility room • Parking close by • Close by for local amenities • EPC C

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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A deceptively spacious stone cottage filled with character and charm, just a short stroll from the heart of town.

Step inside into a useful porch area leading to a welcoming hallway, where a wide staircase leads up to the first floor. The sitting room feels instantly cosy and bright, thanks to a large front-facing window and a central fireplace with a wood-burning stove-perfect for relaxing evenings in.

At the rear of the home, the open-plan kitchen and dining room is filled with natural light from three windows and a part-glazed back door. The kitchen is well laid out, featuring a range of wall and base units, a breakfast bar peninsula, and a hob and a newly installed integrated Neff oven. Just beyond the back door, a red brick outbuilding provides a practical utility area with plumbing for a washing machine, along with additional walk-in storage at either end-ideal for gardening tools or bikes, all of these have electric points.

Upstairs, both bedrooms are comfortable doubles, each offering generous proportions and space to unwind. The first bedroom has the benefit of new carpet. The second bedroom is currently being used as an

office in addition to the bedroom. The bathroom has a contemporary feel, including a shower over the bath, and houses the wall-mounted gas boiler within a discreet cupboard. The stairs have been fitted with a quality sisal stair runner and sisal on landing with bronze carpet stair rods. Outside, a pale blue gate opens into an exquisite garden, lovingly planted and bordered by a traditional Cotswold stone wall, with a path leading to the front door. Cleverly designed fencing screens the bins from both the house and the pavement. There are electric points which are perfect for an outdoor Christmas tree. The rear garden has a few steps which lead up to the main garden space, perfect for a Mediterranean explosion of colourful pots, fully enclosed the garden has lawn and some raised vegetable beds. There is a right of way at the rear of the garden for one neighbour to pass across once in a while.

With the town centre and local amenities-including Tesco-just a level walk away, the location is ideal for those wanting to enjoy the best of both convenience and community.

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 Lakes or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

From our office in Church Street take the first exit at the roundabout into Long Street. Follow the road as it bends to the right, the property can be found in the left hand side opposite the turning into Priory Way Industrial estate.

What3Words /// reckoned.shears.contemplate

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

TET/HP/CDH/17072025

We'd love to hear from you

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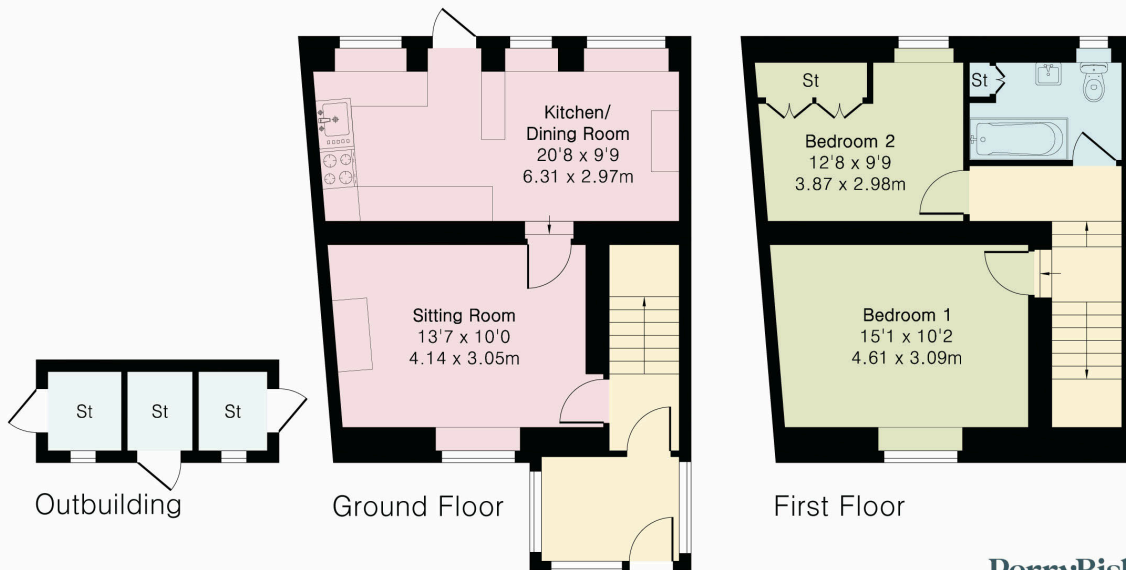
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**Approximate Gross Internal Area 860 sq ft - 80 sq m
(Excluding Outbuilding)**

Ground Floor Area 454 sq ft – 42 sq m

First Floor Area 406 sq ft – 38 sq m

Outbuilding Area 55 sq ft – 5 sq m



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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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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

