

London Road, Tetbury, GL8 8JL



- Two bedroom period cottage
- Beautiful garden with patio
- Kitchen-diner with doors into the garden
- Sitting room with wood burning stove
- Bathroom with stand alone bath and separate shower
- EPC To be confirmed

London Road

Tetbury

Key Features



2
Bedrooms



1
Bathrooms



1
Receptions

About the property

Beautifully refurbished character cottage, with quirky features and a stunning rear garden.

Approached into the porch which leads on into the sitting room with wooden floors, a window seat and wood burning stove nestled in the fireplace. The staircase runs through the centre of the house leading to the first floor landing, but allows the kitchen to wrap around, providing a good range of base and wall units, wooden tops and integrated appliances to include a double oven, fridge and freezer and opens into the dining area with double doors leading into the garden. The bathroom has a stand-alone bath and separate shower cubicle with light pouring through from the Velux window.

Upstairs there are two double bedrooms, one with exposed beams and storage and the other with a pretty feature fireplace.

Outside there is a patio area with steps leading up to the low maintenance garden, beautifully landscaped and newly fenced. At the top of the garden is a summer house with light, power and heating which could be used as an office or hobbies room or simply to enjoy the garden.

Planning permission is in place for a first-floor extension PL26/00817/FUL. This would incorporate a shower room and new second bedroom upstairs, allowing the current bathroom to become part of an expanded kitchen-dining area.

There is unrestricted parking outside the house and in addition the vendors have rented an off-road parking space from the Feoffees, about 100 yds from the property, that will require a separate arrangement.

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.

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.





Directions

From our office in Church Street continue to the mini roundabout and take the first exit into Long Street, continue until the road bends into London Road and the property can be found on the left hand side before Tetbury Hardware store.

What 3 Words - **splinters.relax.waxes**

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water & Sewerage - Mains Supply
Heating - Gas

Local Authority

Cotswold District Council - Tax Band - B

Our reference

TET250215/280826

We'd love to hear from you

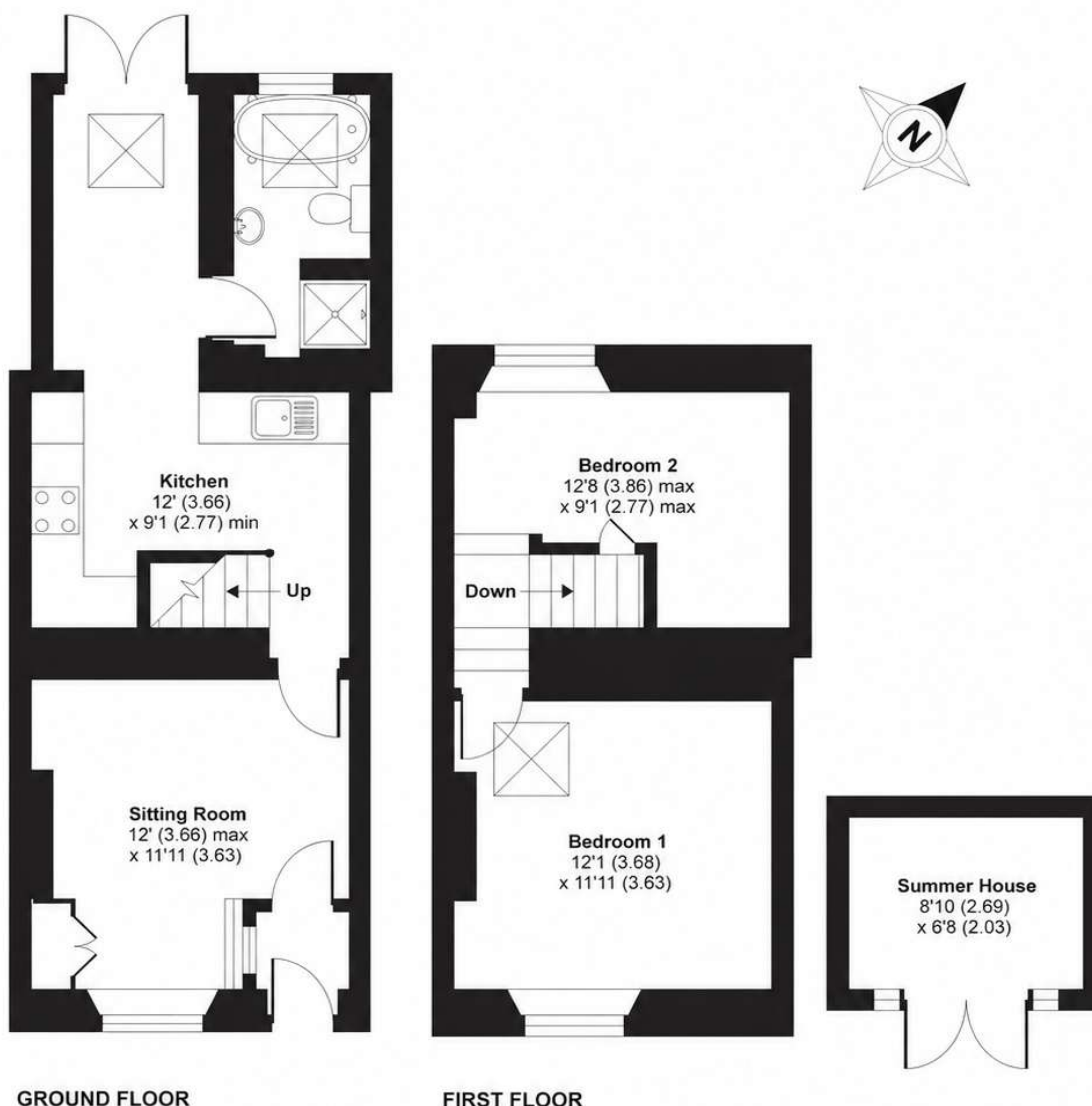
3 Church Street, Tetbury, Gloucestershire, GL8 8JG
T: 01666 504418
E: tetbury@perrybishop.co.uk



what the owner said

London Road is three minutes' walk from the amazing historic Tetbury. Easy access for cafes, pubs and restaurants. Despite being so close to the town centre it is surprisingly quiet with a landscaped back garden providing a quiet sanctuary. The house is cosy, warm and inviting and gives you a gentle hug when needed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Perry Bishop & Chambers REF : 509616

