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PROPERTY MADE PERSONAL



Apartment 2, The Priory, 20 The Chipping, Tetbury, Gloucestershire, GL8 8ET

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Key Features



2

Bedrooms



2

Bathrooms



1

Receptions

- A recently converted apartment, elegantly set in a Grade II listed building
- Superb high quality specification
- Sleek kitchen
- Tall windows overlooking the gardens
- Bespoke cabinetry within the apartment
- Main bedroom with en-suite shower room
- Private courtyard and access to communal gardens and private parking
- EPC - D

About the property

An elegant two bedroom apartment set within a distinguished Grade II listed building, showcasing a wonderful sense of volume and character throughout. Defined by its impressive high ceilings and beautifully proportioned rooms, the apartment is bathed in natural light, with large windows.

The accommodation blends period charm with comfortable modern living, offering a well-balanced layout ideal for both everyday living and entertaining. Original features add warmth and personality, while the generous ceiling heights create an uplifting sense of space rarely found in any property in Tetbury.

There are two entrances to the apartment, one from the sweeping communal entrance hall at the front of the building or door round the side which is a private entrance with a gravelled parking space.

The hallway is elegant with a utility space with room for a washing machine, and a corridor leading to the garden door where there is a bespoke bookcase. The kitchen-dining-sitting room is equal in both splendour and glamour, with a feature fireplace and a large bay window overlooking the private courtyard.

Both bedrooms are well-sized with bespoke fitted wardrobes available under separate negotiation, the principal bedroom benefits from a contemporary shower room. The family bathroom has a bath with overhead shower.

Outside there is a private courtyard garden, leading into the larger communal garden.

Altogether, this is a home of considerable charm and architectural interest, perfectly suited for those seeking character, elegance and a refined 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

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 Church Street, go straight across the roundabout into Chipping Street, and turn left opposite the Chipping Car Park. Follow this road round, and turn left at the big gates for the Priory, take the first right and the apartment can be found on the right hand side.

What3Words /// owls.insolvent.downs

Services & Tenure

The tenure is leasehold, 999 years from 1st January 2020. Service charge is £5,334.14 per annum, payable 6 monthly. Mains electricity, water, and drainage are understood to be connected.



Local Authority
Cotswold District Council

Council Tax Band F

Our reference
TET/HP/CDH/22052026

We'd love to hear from you
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what the owner said

We've loved living here for its perfect balance of charm, convenience, and setting. The area itself is beautiful and peaceful, yet just a 2-minute walk into town where you have everything on your doorstep - great restaurants, good coffee shops, a convenience store, and even a local butcher.

There are also fantastic places to visit nearby, such as Westonbirt Arboretum just 5 minutes away and Highgrove Gardens, along with plenty of lovely walks in the surrounding countryside. The apartment has so much character, with its history, high ceilings, and light, open living space.

We've especially enjoyed the private terrace, which catches the early morning sun, and the sense of space from the shared community garden, used by just a handful of residents.

Another real benefit is that the building is a resident-controlled freehold, meaning we're shareholders and have a genuine say in how it's run. At the same time, it's professionally managed, so the gardens are beautifully maintained, windows are cleaned, and all the day-to-day upkeep is taken care of - it makes living here incredibly easy and enjoyable.

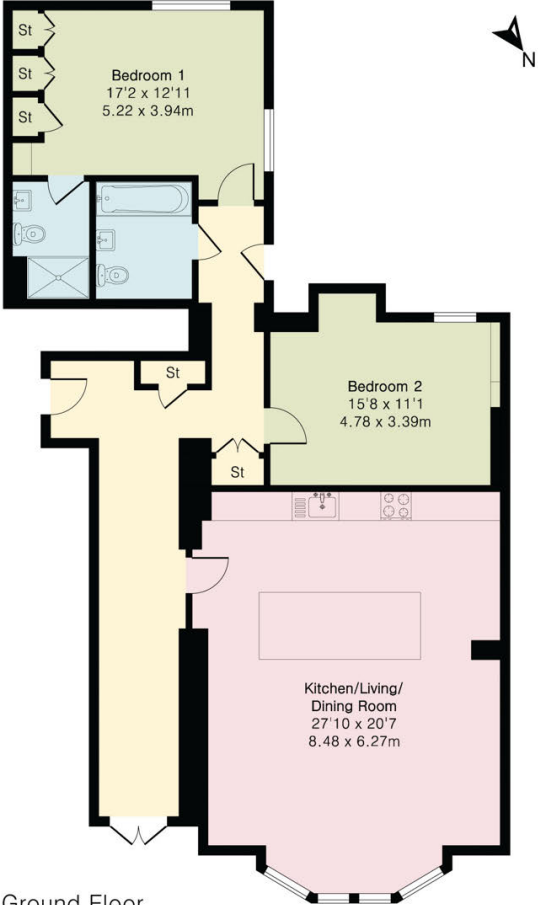








Approximate Gross Internal Area 1346 sq ft - 125 sq m



Ground 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.

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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