



**51 Charlton Road, Tetbury, Gloucestershire, GL8 8DX**

**£1,350 pcm**

A delightful and very pretty period Cotswold cottage with 3 bedrooms offering beautifully presented light and airy accommodation extending in all to around 620 sq.ft.

Lovely garden with decking area and home office. Available now.

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The Property

**DESCRIPTION** This delightful period semi detached cottage is beautifully presented throughout consisting of three bedrooms. The property offers light and airy accommodation extending in all to around 620 sq.ft. The ground floor accommodation includes a living room with woodburning stove and a charming kitchen/dining room with bespoke units, Belfast sink and porcelain flooring and a door to the rear garden. On the first floor, there are three bedrooms - a master double, and two smaller bedrooms/study plus a stylish shower room and WC. Outside is a pretty front garden with side access leading to the rear of the property where a small courtyard with steps leads up to a the main rear garden which is a of a good size and has a lovely decking terrace at the back. There is also a large studio/home office in the garden with electricity.

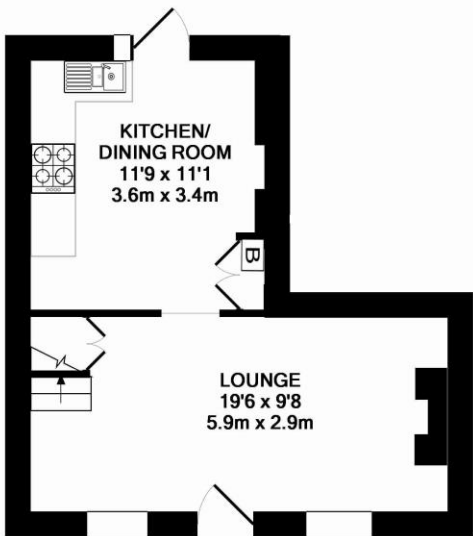
**LOCATION** Tetbury is a thriving and historic market town situated within an Area of Outstanding Natural Beauty surrounded by delightful Cotswold Countryside. The town centre offers a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forestry Commission run Westonbirt Arboretum, as well as Westonbirt Prep and all girls boarding school, and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

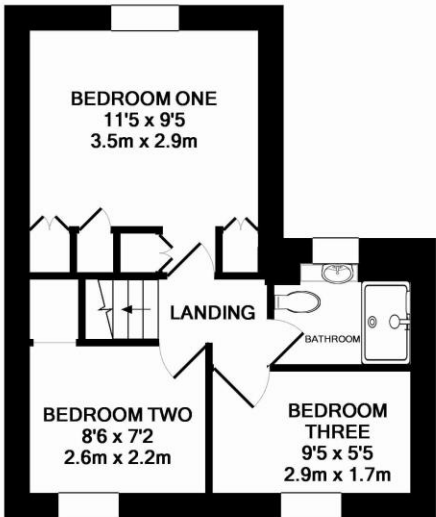
Directions

From the centre of Tetbury take the A4135 signed for Dursley. Head along New Church Street, passing the Church, fire station and The Green. Continue along the Charlton Road and locate the cottage on the right hand side. Sat Nav postcode GL8 8DX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 310 SQ.FT.  
(28.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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