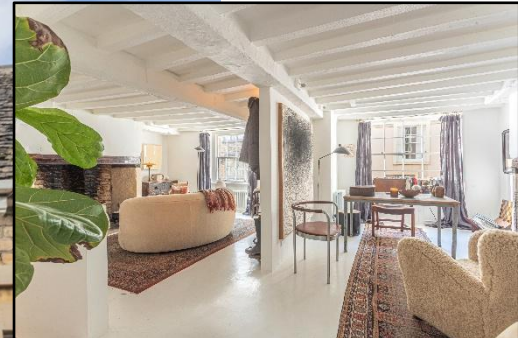


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10 Silver Street, Tetbury, Gloucestershire, GL8 8DH

An outstanding Grade II listed Cotswold townhouse in the heart of this historic and sought after market town. Finished to an exemplary specification throughout, this property seamlessly blends historic features with a contemporary finish. Offered to the market with no onward chain.

10 Silver Street is believed to date back to the late 17th Century and has been a cherished family home to the current owners since 2018. In this time the house has been completely renovated to create a stylish, simplistic and modern look. The neutral and organic colour palette really showcases the wealth of original features, including elm floorboards, exposed beams and stonework, multiple pane sash windows and wooden turned staircases. The accommodation is spread across four floors and reaches just shy of 1600sq.ft (approx.).

The double wooden front door leads into an inviting open-plan sitting room and study area with charming fireplaces gracing either side of the room. Moving through this room, a series of stone steps lead down to a cellar which has been converted into a cosy snug. The dining room sits centrally within the house and is quite simply breathtaking, filled with natural light from the skylights in the double height vaulted ceiling. There is great space for an impressive dining table to run throughout the room. Beyond the dining room is a farmhouse style kitchen with flagstone flooring, and an excellent range of bespoke hand painted wooden cabinetry with solid wooden worktops. Open shelves and a built-in store cupboard provide additional storage, and the Aga further adds to the countryside charm. There is space and plumbing for a dishwasher and washing machine, plus space for an American style fridge/freezer. A stable door leads out to a quaint low-maintenance courtyard garden with fitted outside storage and space for outdoor dining during the warmer months. A downstairs W.C completes the ground floor accommodation.

Stairs from the sitting room rise to the first-floor landing where two double bedrooms are situated. These bedrooms both feature built-in wardrobes and share a modern shower room. The entirety of the top floor in the main part of the house is dedicated to the master suite, which is a most impressive yet inviting double aspect space with a vaulted ceiling that showcased the exposed beams. The owners have added solid oak floorboards throughout, along with a feature oak panelled wall. The room is accompanied with built-in wardrobes, and an impressive open wet room.

From the dining room, a further staircase rises to the final double suite. This open-plan room features exposed timber beams, built-in wardrobes and another stylish open en-suite wet room.



We understand the property is connected to mains gas, electricity water and drainage. Council tax band F (Cotswold District Council). The property is freehold.

EPC – Exempt

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual woolsack race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including a wide array of independent shops, cafes, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

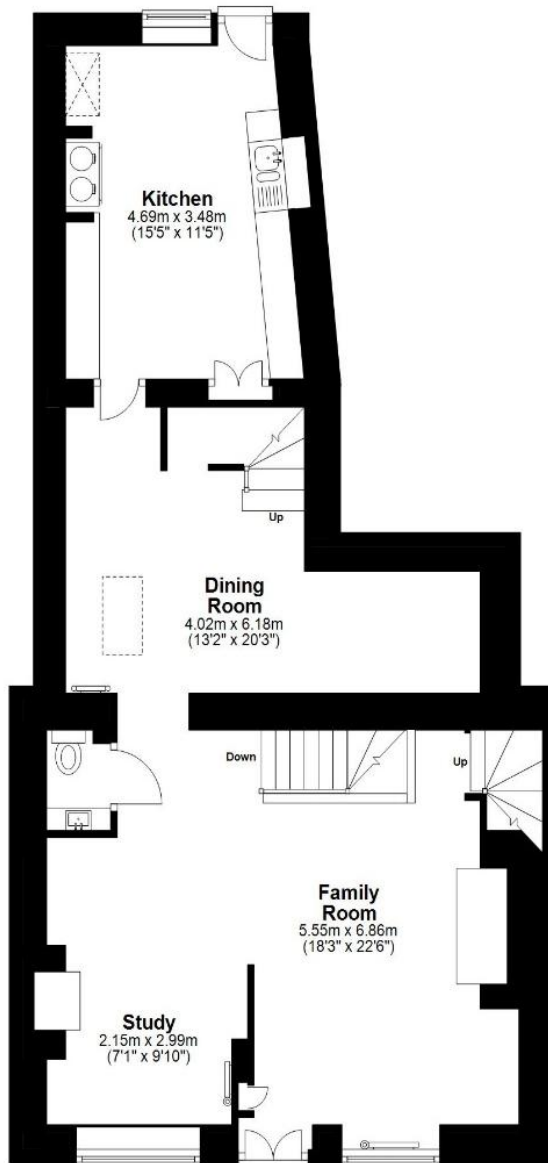
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £935,000



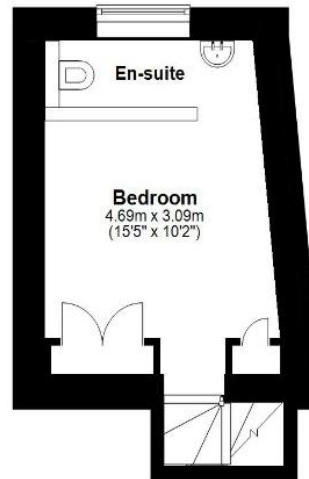
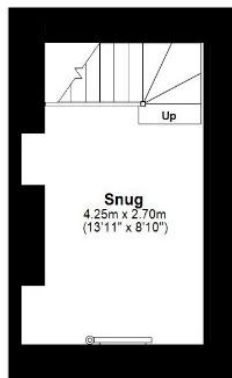
Ground Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Basement

Approx. 10.5 sq. metres (113.3 sq. feet)



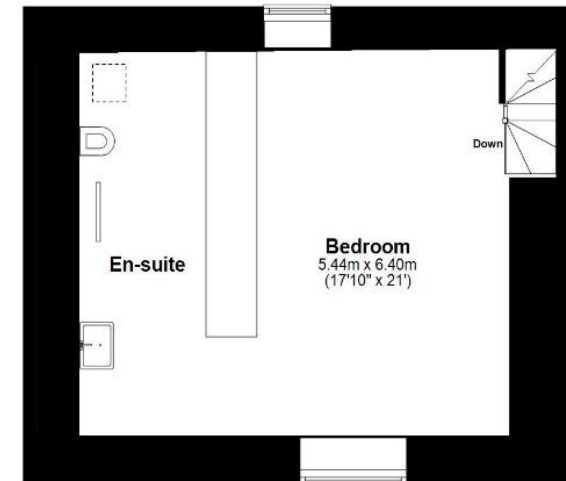
First Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Second Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 147.9 sq. metres (1591.9 sq. feet)

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