

# 2 The Priory

20 The Chippings, Tetbury





# A stunning ground floor two bedroom apartment with a private terrace, views, and direct access to the communal gardens with a parking space.

Tetbury Town Centre walking distance | Malmsbury 4 miles | Kemble 5 miles (London Paddington in 75 minutes)  
| M4 (Junction 17) 8 miles | M4 (Junction 18) 10 miles | Stroud 11.3 miles | Cirencester 12 miles | Bath 18 miles  
Cheltenham 25 miles (All distance and times are approximate)

  
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## Summary of accommodation

### Main House

**Ground Floor:** Hall | Kitchen/sitting/dining room | Principal bedroom with en suite shower | Bedroom  
Bathroom | Utility cupboard


### Garden and Grounds


Patio | Communal garden | Parking space with direct access to the apartment





## Situation


(Distances and times are approximate)


 Diverse range of independent shops & services, including supermarkets, delicatessens, restaurants, cafes, and antique shops. Stroud and Cirencester are both famous for their farmer's markets and range of diverse shops, restaurants, cafes, and events. Bristol, Bath, and Cheltenham are easily accessible for more extensive shopping and amenities.


 Fast train services to London Paddington are available from Kemble and Chippenham stations.

 Both the M4 and M5 are easily accessible.

 A range of excellent primary, comprehensive and private schools are in the area, including Beaudesert Park, Westonbirt, Rendcomb, the Cheltenham Colleges, and first-class grammar schools in Stroud and Cheltenham.

 A locally renowned “Goods shed” is a venue for art, events and music.

 Westonbirt Arboretum provides spectacular walks and events.

 Minchinhampton





## The Property

The Priory, a Grade II listed property, has been restored by the renowned Cotswold developer Stone Wood Homes. Within the Priory development are nine stunning homes overlooking The Chippings in the centre of the historic Cotswold town, Tetbury.

Built in the mid-18th century by Matthew Sloper, The Priory is a large classical manor house in the century of Tetbury.

Number 2 The Priory is fortunate to be quietly situated at the rear of the property with a private terrace that overlooks and leads directly into the formal gardens. The property is presented in a fresh and contemporary style, and all principal rooms have wonderfully proportioned rooms and impressive high ceilings.

There are three ways to access the property: through the remarkable hall, from the rear via the door off the car parking space, and through impressive double doors from the garden.

The property is offered in immaculate condition. A modern kitchen has a comprehensive range of cupboards with built-in appliances, including twin ovens, an induction hob with an extractor hood over, a dishwasher, a fridge/freezer. There is a spacious reception room, a lovely light room with a high ceiling and a deep bay window that views the terrace and gardens, with built-in shelving and a feature fireplace. A large utility space is also hidden off the hallway, housing the wash machine boiler and storage.

The main bedroom is of excellent proportions with impressive built-in wardrobes and storage and a striking en suite shower room. Bedroom two is an attractive room with a feature fireplace, a further built-in wardrobe, and a remarkable bathroom.





## Outside

To the front of The Priory is a gravelled entrance to the main door. A drive to the rear has a parking space and a door solely for number two. There is also access via the garden, which is at the rear of the property.

A footpath sides the lane to give easy access to other parts of the town.

To the rear of the property is a secluded private terrace surrounded by a Yew Hedge. The gate to the main terrace leads down into the beautiful communal formal classically designed gardens, which retain all the beauty and charm of the Old Manor House, which has a large lawn and mature trees with many mature specimen trees.

## Property Information

**Tenure:** Leasehold with a share of the management company that owns the Freehold

**Services:** Mains water and drainage.

**Local Authority:** Cotswold District Council

**Council Tax:** Band F

**EPC:** D

**Offers in excess of:** £825,000

**Postcode:** GL8 8ET

**What3words:** //rely.compress.retores

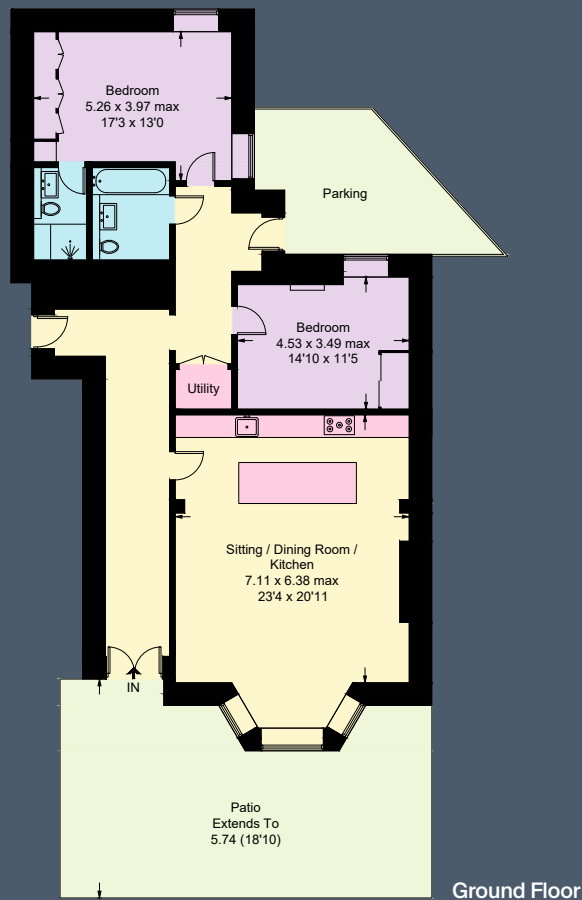
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



### Approximate Gross Internal Floor Area

127.8 sq.m / 1,376 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

### Knight Frank

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Cirencester

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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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