

1 Hampton Street, Tetbury, Gloucestershire, GL8 8JN



A surprisingly spacious maisonette in the heart of Tetbury, offering generously proportioned accommodation across two storeys. Offered to the market with no onward chain.

£345,000

1 Hampton Street sits within an attractive and eye-catching period building that we are informed is Grade II listed, situated right in the heart of Tetbury's charming town centre. Benefiting from its own front door, the property occupies the first and second floor and the accommodation reaches to approximately 1567sq.ft.

Entering via the front door leads into an entrance lobby with a useful store cupboard to one side and the stairs rising to the first floor to the other. At the top of the stairs is the main hallway, which provides doors to both reception rooms and a shower room that also doubles up as the utility room, featuring space and plumbing for a washing machine and tumble dryer. Across the front of the building is the main reception room which enjoys a triple aspect, open fireplace with exposed stonework and original beams. The room is spacious enough to separate into both a sitting and dining area but would also work well as just one dedicated space if desired. The kitchen is found via a door to the end of this room and is fitted with a range of units under a solid wooden worktop, providing a great level of storage. There is an integrated dishwasher, fridge, freezer and space for a range cooker, whilst the room is filled with lots of natural light owing to the vaulted ceiling and skylights in addition to a rear window. Back across the hallway, and to complete this floor, is a further reception room that is currently used as a study/snug with a focal exposed stone fireplace, exposed wooden floor and beams. This room would also work well as a further bedroom should it be required.

Rising again to the second, and top, floor is a landing with doors to the three bedrooms. All the rooms are of double proportions and boasts a collection of period features and charm, plus the master bedroom also being accompanied by fitted wardrobes and an ensuite bathroom.

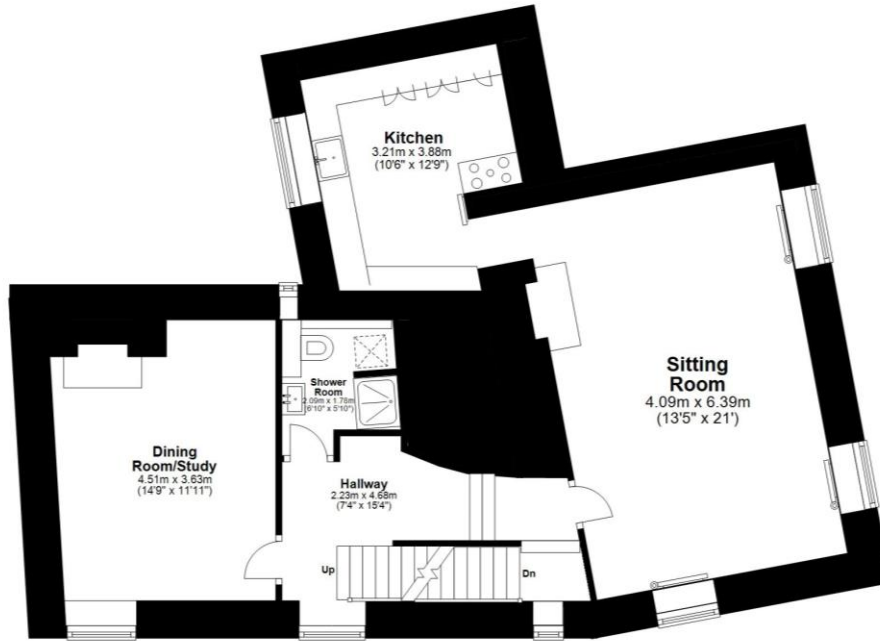
We understand the property benefits from all mains services; gas, electricity, water and drainage. Council tax band B (Cotswold District Council). We are informed the property is Grade II Listed.

EPC – exempt.

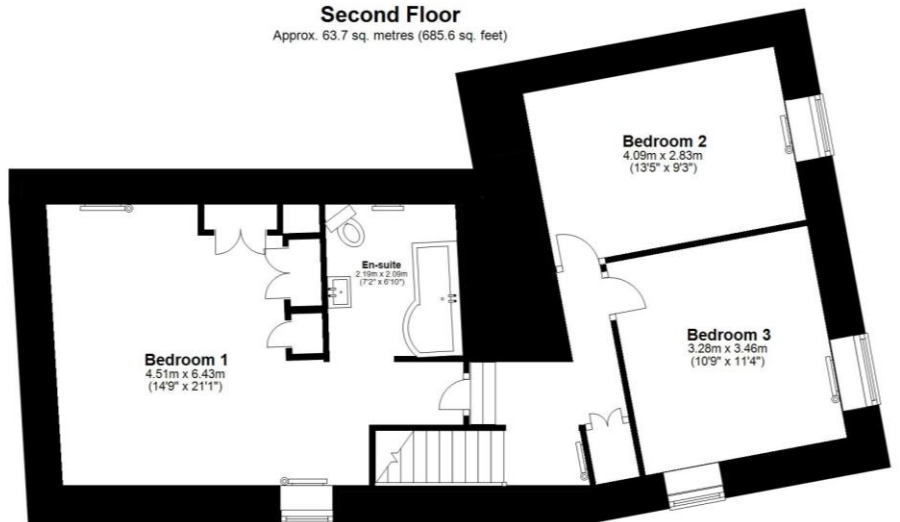




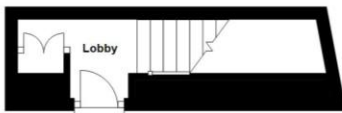
First Floor
Approx. 77.3 sq. metres (832.5 sq. feet)



Second Floor
Approx. 63.7 sq. metres (685.6 sq. feet)



Ground Floor
Approx. 4.6 sq. metres (49.5 sq. feet)



Total area: approx. 145.6 sq. metres (1567.6 sq. feet)

Location

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HRH The Prince of Wales, 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 cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket, doctors and dental surgery 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.

Important Notice

Hunter French, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hunter French have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Bath City Office
6 Balustrade
London Road Bath
BA1 6QA

Corsham Office
3 High Street
Corsham
SN13 OES

Devizes Office
12 St John's Street
Devizes
SN10 1BD

Frome Office
19 Paul Street
Frome
BA11 1DT