

hunter
french



17 Hampton Street, Tetbury, Gloucestershire, GL8 8JN

A characterful cottage situated just a stones' throw from Tetbury town centre, boasting accommodation over three floors and a private enclosed rear garden.

Hampton Street is situated to the northern side of Tetbury, a very convenient location only a short stroll to the shops, both primary and secondary schools as well as Tesco supermarket.

The accommodation is commenced by entering through the front door into an entrance hallway, which has an adjacent cloakroom with W.C. There are doors from the hall leading to both the sitting room and kitchen. The well-proportioned sitting room is a welcoming space with a beautiful Cotswold stone open fireplace with a stone hearth and an exposed beamed ceiling. At the rear of the house there is a further reception room which is currently used as a dining room and study, and handily connects back around to the kitchen too. The rustic galley style kitchen also has exposed beams and a limestone tiled floor, and benefits from a good range of freestanding pine base and wall cabinets. There is space for an oven, fridge freezer and tumble dryer along with space and plumbing for a washing machine and dishwasher. An external glazed door from the kitchen leads out to the rear garden.

Stairs rise up to the first floor from one side of the sitting room and ascend with an attractive exposed Cotswold stone wall to one side, arriving at a landing area. There are two bedrooms and a bathroom on this floor; both bedrooms are of double proportions with windows to the front of the cottage and one of the rooms has a charming feature fireplace. The modern bathroom comprises a white suite with a shower over the bath and is finished with contemporary grey floor and wall tiles. The third bedroom is situated on the second floor and is of dual aspect with superb views to the rear, and the room would also work well as an office space, if required.

The rear enclosed garden is reached along a pathway and is enclosed by a mixture of attractive Cotswold stone walls, fencing and a block wall. The garden is predominantly laid to lawn with a seating area to one corner making the perfect spot for catching the sun throughout the day, during the summer months.



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

EPC – E (48).

Tetbury is a 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 cafes, boutiques, 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.

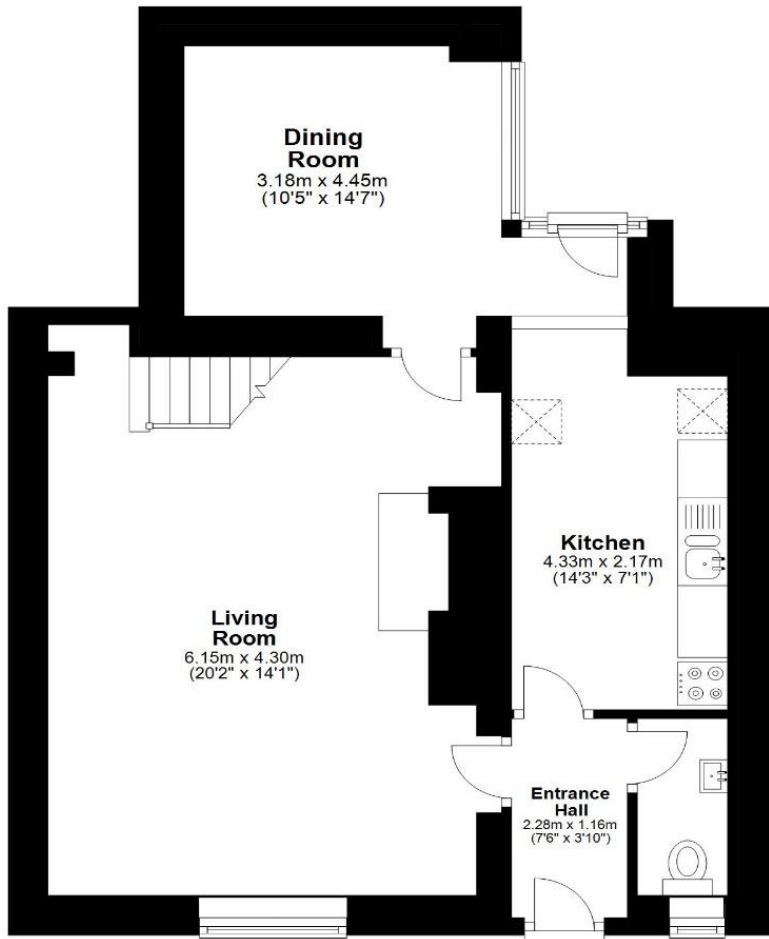


Offers In The Region Of £450,000



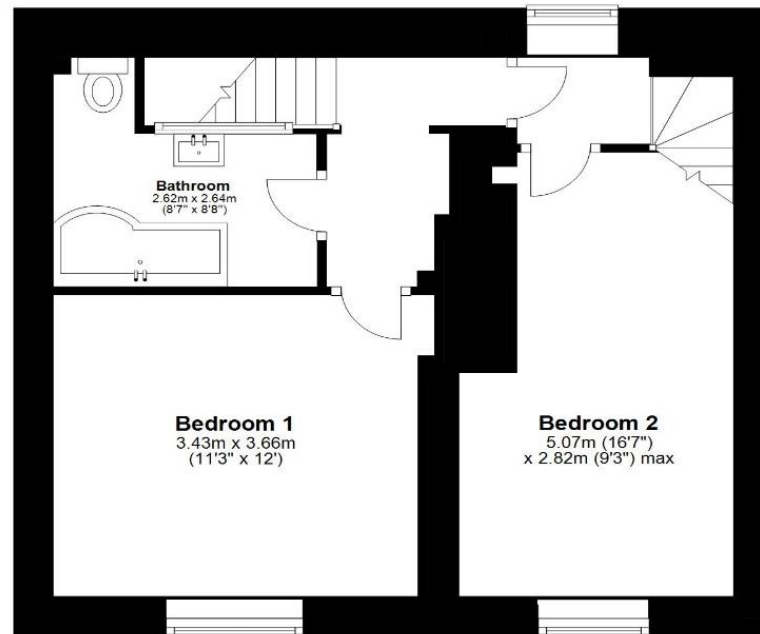
Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



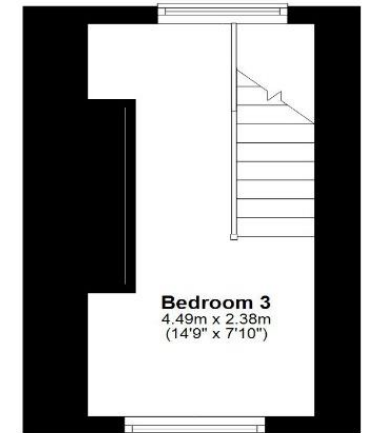
First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Second Floor

Approx. 9.2 sq. metres (98.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.2 sq. feet)

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