

hunter
french



Greys Cottage, 52 Northfield Road, Tetbury, GL8 8HQ

Situated in a sought-after residential area of the town, this extended stone cottage offers versatile living areas, four bedrooms, a private south facing rear garden and off-street parking.

Greys Cottage is understood to date back to the late 19th century and has been cleverly and sympathetically extended by its current owners to now offer deceptive accommodation spread across two floors. There is also further planning permission granted to increase the ground floor accommodation, should a new owner desire.

On the ground floor there are two reception rooms in addition to the kitchen/family room, which reaches the entire width of the cottage at the rear. The first reception room has a fireplace and a wood burner, making a real focal point of the room. The second reception room would allow for multiple uses including a snug, dining room or playroom which sits between the sitting room and the family room/kitchen, enjoying a pleasant outlook and French doors opening onto the rear garden. The kitchen area is fitted with bespoke hand painted base units and has space for a range cooker and fridge freezer. There is also a useful pantry accessed from the family room. To complete the ground floor is an entrance hall, shower room and utility space.

Rising to the second floor, a central landing provides doors to all the bedrooms and family bathroom. Three of the bedrooms are good sized doubles, whilst the fourth is a single – which is currently used as a study, but could become an en-suite to the master if required.

Externally, there is a gravelled driveway at the front of the cottage which will comfortably park up to three cars and benefits from an EV charging point. To the rear is a private and mature south facing garden. A patio area reaches across the back of the house and the remainder is laid to lawn with some vegetable borders to the rear, along with a modern garden shed and log store.



The property is understood to be connected to mains services; gas, electric, water and drainage. Council tax band C (Cotswold District Council). Granted planning permission reference 22/01103/FUL. The property is freehold.

EPC – D(64).

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 cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

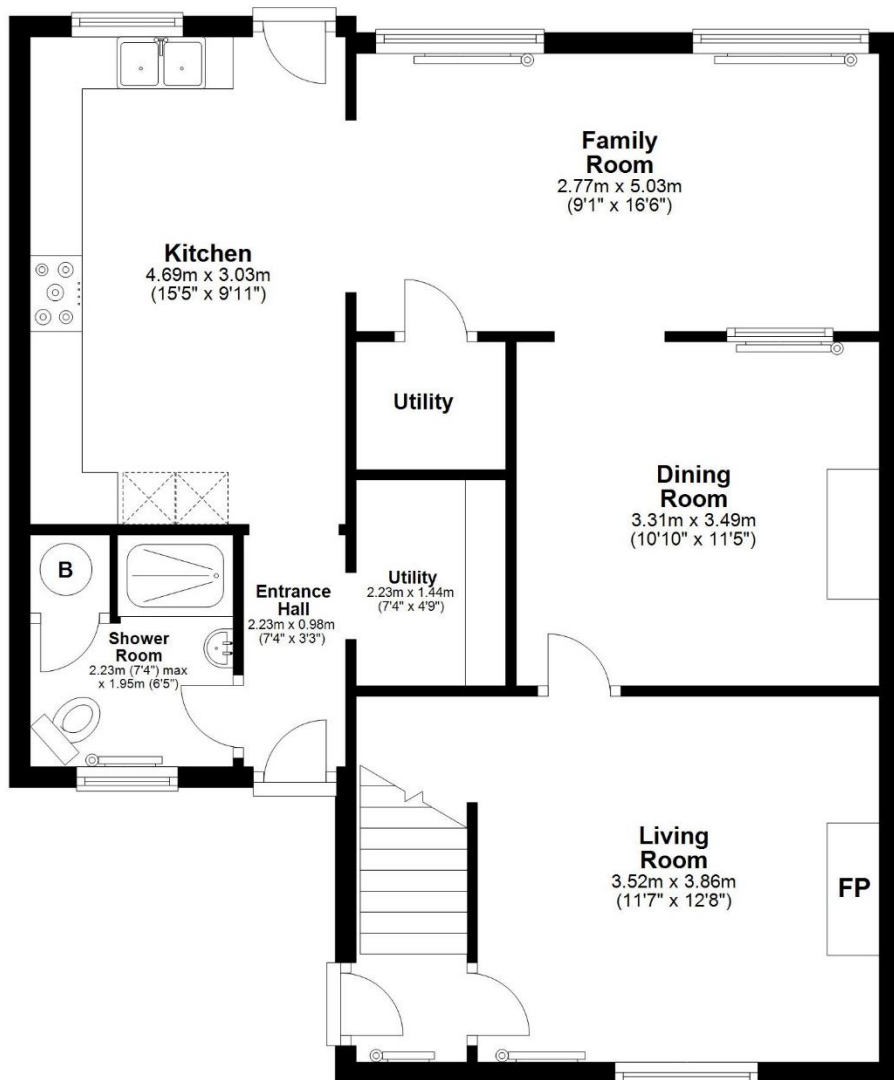
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Offers in Excess of £700,000



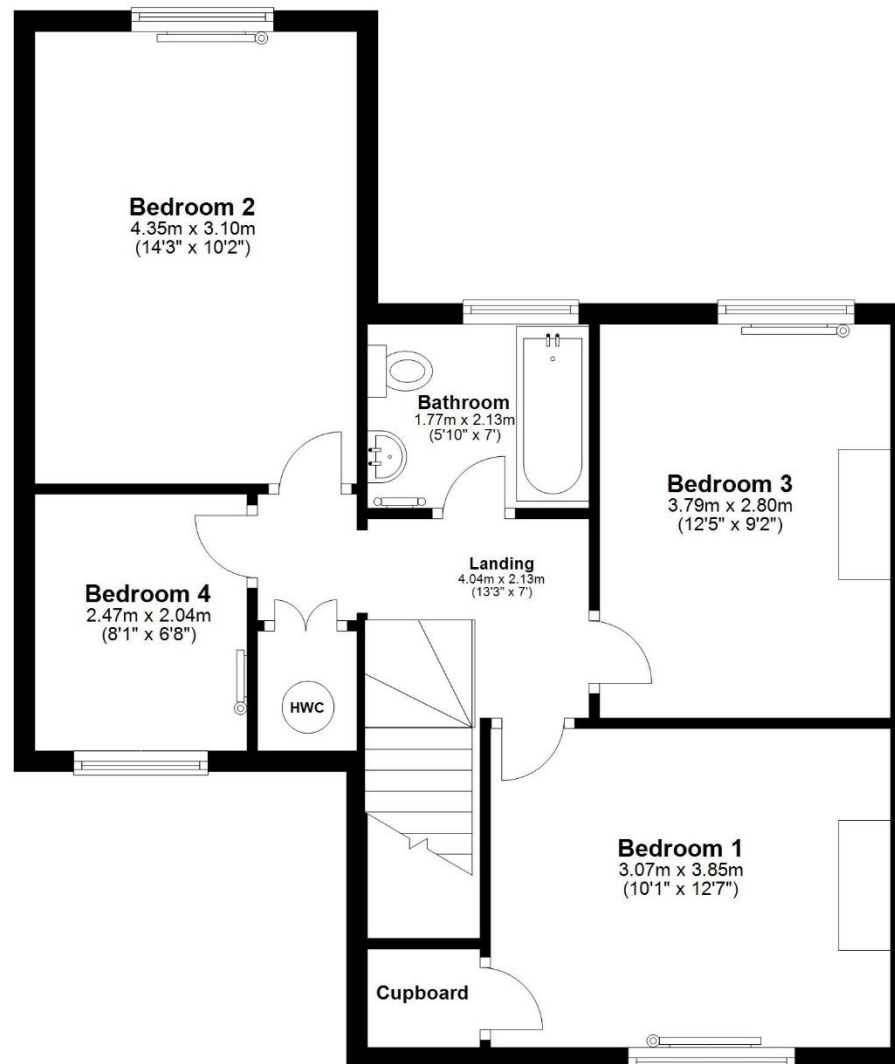
Ground Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.8 sq. feet)



Total area: approx. 126.5 sq. metres (1362.0 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk

