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The Old House, 2 The Green, Tetbury, Gloucestershire, GL8 8DN

A fantastic opportunity to acquire a Grade II listed cottage situated in the heart of Tetbury with a charming view of St Marys' Church. The property is immaculately presented throughout and perfect to use as a weekend bolthole, private home or to run a holiday cottage in the Cotswolds.

The Old House sits on The Green, literally just a few steps away from Church Street and the abundance of independent shops, cafes, and boutiques that Tetbury has on offer. The double fronted property offers beautifully appointed accommodation set across three floors, and has been lovingly updated by the current owners. In all reaching approximately 1262sq.ft. The property is Grade II listed and is offered to the market with no onward chain.

The front door leads directly into the spacious kitchen/dining room which enjoys a dual aspect and is filled with natural light, especially from the front aspect which faces due south. The room is finished throughout with solid wooden flooring, and a back door opens into the rear courtyard. There are painted wall and base units fitted along two sides of the room, and integrated appliances are set within these that include a dishwasher and washing machine. There is space for a range cooker, fridge freezer and the kitchen is finished throughout with solid wooden worktops. A dining table and chairs sits happily within the centre of the room, and there is also a pleasant window seat at the front. Adjacent to the kitchen is a relaxing sitting room, which again it is of good size and has an inglenook stone fireplace with a timber mantel that immediately catches the eye. A wood burner is set within the fireplace and a door beside the fireplace opens to the stairs.

Rising up the stairs to the first floor is an 'L' shaped hallway with the added feature of another charming period fireplace. The first floor comprises two of the four bedrooms, along with the principal bathroom. One of the rooms is of double proportion and the second a single, however both enjoy an impressive southerly outlook toward the church. The bathroom is a well-proportioned space too, with a roll top bath and a separate freestanding shower, plus a wash basin set with a vanity unit and a W.C.

Continuing up to the second floor are two further bedrooms. Both are generous doubles and have the benefit of en-suite shower rooms. This floor has a unique feature of vaulted ceilings with exposed beams, and matching the bedrooms below, a view across to the church. An airing cupboard completes this floor, which is situated on the landing.

Externally, the rear courtyard garden is a fantastic area to extend the living space during the summer months and has a beautiful, exposed Cotswold stone wall to one side and a feature point of a Belfast sink.



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

EPC – Except (Grade II Listed).

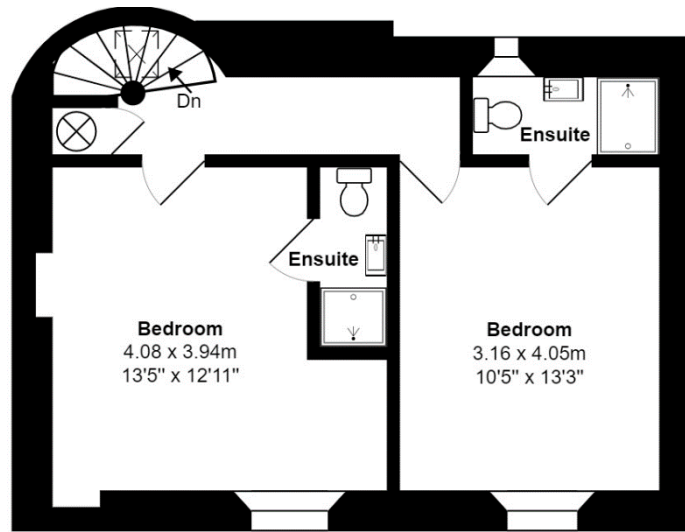
Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. 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.

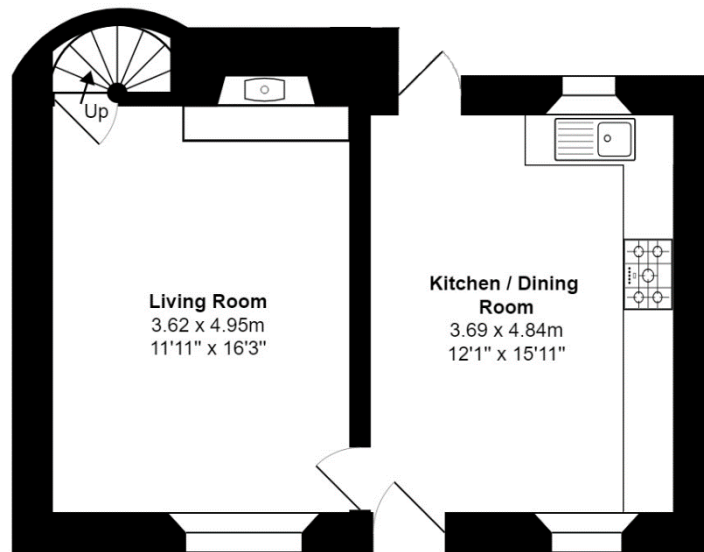


Guide Price £595,000

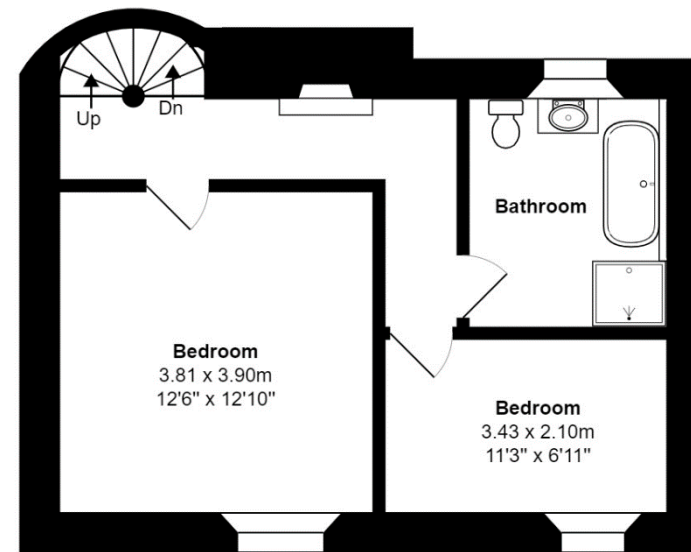




Second Floor



Ground Floor



First Floor

Total Area: 117.3 m² ... 1262 ft²

All measurements are approximate and for display purposes only