

hunter  
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15 & 11a Bath Road, Tetbury, Gloucestershire, GL8 8EG



An attractive period cottage with the unique addition of a separate one-bedroom annexe in the market town of Tetbury.

This delightfully charming cottage is believed to date back to c.1850 when it was built by Robert Holford and formed part of the Holford Estate – notable by the architectural style that can be spotted around the Tetbury area. This property offers extended accommodation across two floors and boasts a wealth of character features throughout, including stone mullion windows and internal exposed stonework. Completed approximately five years ago, the current owners built a detached annexe within the grounds, complete with its own independent access from Bath Road.

The main cottage is entered through an arched oak door that leads into entrance hall/boot room which is a generous size and benefits several fitted cupboards and an area for coats and shoe storage. The sitting room sits beside this room, with a mullion window overlooking the garden and a most attractive exposed stone fireplace with a wood burner installed. Continuing towards the rear of the house is the kitchen which is generously sized and open to a dining area on one side and a utility to the other. The kitchen itself is fitted with a collection of wall and base units and has space and plumbing for a dishwasher and an under-counter fridge. There is also an integrated oven with a gas hob. The adjacent dining space features a fully glazed door and large floor-to-ceiling window that overlooks the courtyard garden. The room is enhanced by a bespoke cherry wood and maple floor, a fitted side unit and exposed stone walls to two sides. Back across the kitchen, the utility area offers space and plumbing for a washing machine and tumble dryer and has further doors leading to the courtyard. Beyond this and completing the ground floor is a craft room/study that has floor to ceiling glazing making a great space filled with natural light. The first-floor stairway is accessed via a cleverly designed door in the sitting room.

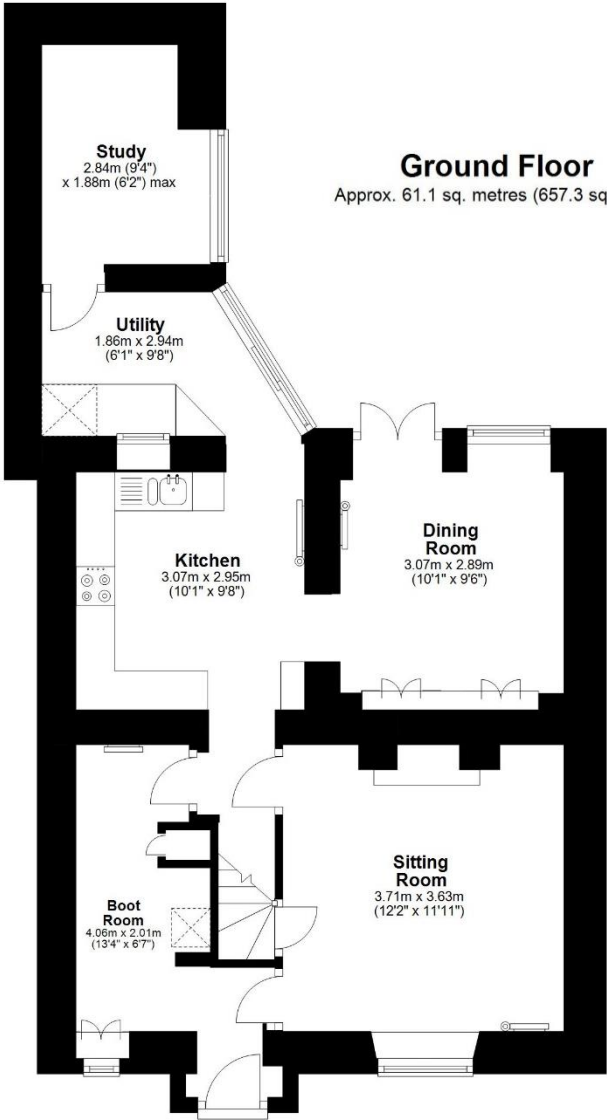
On the first floor there are two bedrooms and a shower room as well as a separate W.C. The master bedroom is generously sized with partly exposed stone walls, exposed wooden floorboards and a focal fireplace with a wood burner inset. There are fitted drawers, cupboards and plenty of hanging space. The second bedroom is a single room with an alcove for storage and a window looking out to the front garden. The recently updated shower room features a white suite with a basin and W.C set within a vanity unit, plus a walk-in shower. The separate W.C is finished with stylish wall panelling and has a wash basin on a pedestal.





Externally, the cottage has a pretty front garden with a pathway meandering to the front door. There is lawn laid to one side and mature, well-stocked borders that surround the whole garden. The rear courtyard garden is partly paved and gravelled, with a spiral staircase leading to a sun terrace, ideal for al fresco dining in the summer months. A gated pathway at the back of the cottage provides access to the annexe.

# Guide Price £650,000



Total area: approx. 95.7 sq. metres (1029.7 sq. feet)



The annexe is a fantastic addition to the property. Situated within its own plot, it also benefits from a gravel driveway with plenty of parking and a five-bar gate. The accommodation is laid out across two floors and is a great addition for a dependant relative or even to use as a rental or Airbnb.

The ground floor comprises an entrance hall and a double bedroom with a large ensuite shower room, featuring a walk-in shower, wash basin, and W.C. The bedroom has ample space for furniture and there is a cupboard providing additional storage. From the hallway, stairs lead to the first floor where an open plan living area runs the length of the building. The sitting room with fantastic bi-fold doors that open onto a low-maintenance garden, combined with a contemporary kitchen that is reached via a couple of steps. This whole space is bright and airy and filled with natural light through the addition of skylight windows as well. The kitchen boasts integrated appliances that includes a dishwasher, washing machine, fan-assisted electric oven and gas hob. There is also space for a fridge/freezer. Additional cupboards within the eaves house the boiler and provide further storage. Completing the accommodation is a large storage room that is accessible from the ground floor hallway, however the head height here is slightly compromised.

EPC Ratings: 15 Bath Road: E (45), 11a Bath Road: B (83).

We understand both the cottage and annexe are connected to all mains services; gas, electricity, water, and drainage. The council tax band for the main house is D and the annexe is council tax band A (Cotswold District Council).

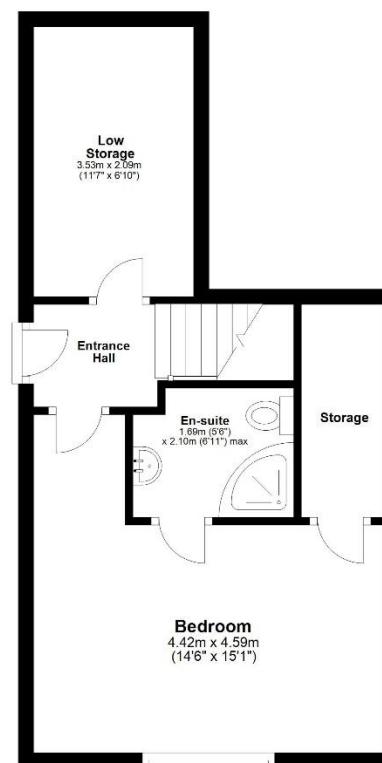
### Situation

Tetbury is a historic wool town located within the Cotswold Area of Outstanding Natural Beauty. Known for its royal connection to HM King Charles III, who resides at nearby Highgrove House, the town hosts the highly anticipated and well-attended annual Woolsack Race each May on Gumstool Hill. The charming and quintessential town centre offers a wide range of amenities, including cafes, boutiques, pubs, and restaurants. Essential services, such as a supermarket and primary and secondary schools, are also within the town.

Kemble Station, a mainline station with direct services to London Paddington, is located approximately 7 miles to the north. Both the M4 and M5 motorways are equidistant to the south and west, respectively, offering convenient transport links to Bath, Bristol, and London.

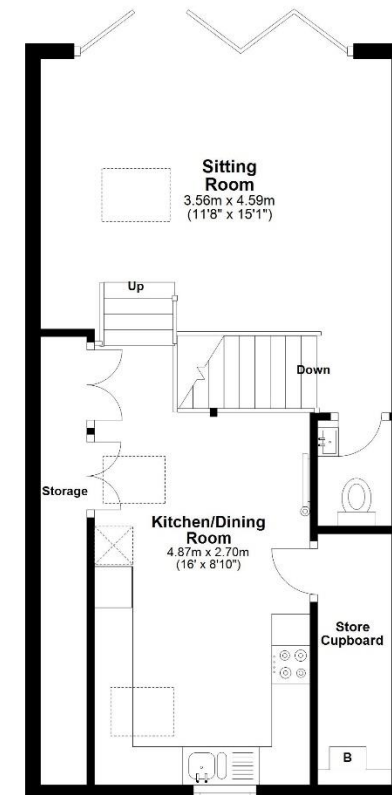
### Ground Floor

Approx. 26.9 sq. metres (289.6 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 69.8 sq. metres (750.8 sq. feet)



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