

hunter
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Talboys Cottage, Doughton, Tetbury, Gloucestershire, GL8 8TG

A charming semi-detached stone cottage with a generous garden and off-road parking, situated on a no-through lane within the sought after hamlet of Doughton on the outskirts of Tetbury.

Talboys Cottage sits centrally within the hamlet of Doughton, which is well known for its association to HM King Charles and neighbouring Highgrove House and Gardens. The hamlet is extremely close to Tetbury itself which has many independent shops, cafes and boutiques. The cottage is believed to date back to the 19th-Century and boasts a wealth of charm and character features across its two floors.

The ground floor is entered via a front porch via a stable door, where there is handy space to hang coats and store shoes before entering the central inner hallway with stairs rising to the first floor. To one side of the hallway is the welcoming sitting room/dining room which enjoys a double aspect with a pleasant outlook. The sitting room side has a charming window seat and a fireplace with wood burner inset making a focal point of the room. In the dining area there is a built-in cupboard with shelves above, along with another decorative fireplace. The kitchen sits to the other side of the hallway and has a tiled floor with a good range of wooden base and wall units fitted. There is an integrated electric oven and hob along with space and plumbing for a washing machine and dishwasher as well as space for a fridge/freezer. There is also space for a breakfast table to one side of the room. Rising to the first floor, the galleried landing provides access to the bedrooms and bathroom. There are two double bedrooms, one with a feature fireplace and the other benefits from built-in storage. At the rear is a spacious and attractive main bathroom with exposed floorboards, complete with a rolltop bath, separate corner shower cubicle, vanity unit with a wash hand basin inset and a heated towel radiator. There is also built-in cupboards housing the hot water cylinder and further shelving.

Externally, the gardens are to the front and side of the property and enclosed by a Cotswold stone wall and fencing. They are predominantly laid to lawn with a path leading from the pedestrian gate to the front door of the property. There are well stocked borders and steps lead to a raised terrace making the perfect spot for al fresco dining, where there is also a useful timber storage shed for garden equipment.



Opposite the house is a private parking space for one vehicle.

It is understood the house is connected to mains water. Oil fired central heating and private drainage system. Council Tax Band D (Cotswold District Council).

EPC – F (38).

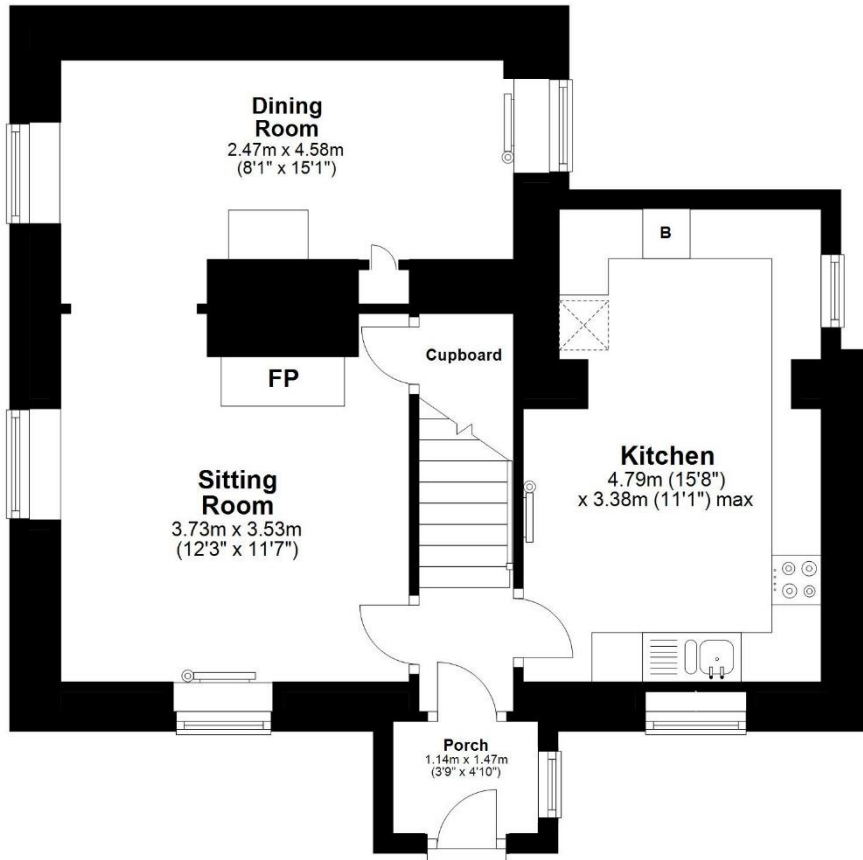
The hamlet of Doughton has a friendly community and sits just a mile outside of the historic wool town of Tetbury, and within the Cotswold Area of Outstanding Natural Beauty. Doughton is perfectly placed for access onto a number of public footpaths into the neighbouring countryside. Tetbury has many amenities to offer along its charming and quintessential centre including cafes, boutiques and restaurants, as well as essential amenities such as a supermarket and both primary and secondary schools. Kemble station, a mainline to London Paddington, is just c.7 miles North of the town.

Guide Price £465,000



Ground Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



Total area: approx. 84.7 sq. metres (912.2 sq. feet)

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