

hunter
french



17 London Road, Tetbury, Gloucestershire, GL8 8HR

This charming three-bedroom Cotswold stone cottage is situated a stone's throw from the town centre and boasts off street parking and a generous rear garden.

The accommodation is divided over two floors, with the ground floor offering a formal dining room, which could also be used as a study area or hobby room. This provides access to the sitting room at the front of the property. This is a great size, with space for sofas positioned around the attractive Cotswold stone fireplace with a wood burner and stone surround. Two sash style windows with plantation shutters allow ample light into the room. The kitchen is to the rear of the property, benefitting from white wall and base units with a wooden worktop. There is an integrated dishwasher in the kitchen along with space for a fridge freezer and a free-standing cooker. Continuing through to the rear of the property there is a handy utility room, with further storage and space for a washing machine and tumble dryer. From here there is also a downstairs W.C and door leading through to the garden.

Rising up to the first floor, there is a landing area with access to all of the rooms. Bedrooms one and three are to the front of the property. The main bedroom is a fantastic double bedroom where the current owners have revealed the wonderful original floorboards, and shutters have been added to create a private but bright room from the dual aspect. There is space for a double bed along with bedside tables and further built in wardrobes. Bedroom three is a small double room, currently used as a nursery, but it would also make a great study or a guest room. This room again has a built-in cupboard. An airing cupboard is on the landing which houses a hot water tank and boiler, plus useful storage. To the rear, there is a stylish main bathroom which has been recently updated. A shower is to the left of the bathroom along with a W.C, wash basin and a clawfoot bathtub. The bathroom has been fully tiled in a tasteful and contemporary finish. Bedroom two completes the first-floor accommodation with space for a double bed to sit centrally within the room. This room also benefits from a built-in storage cupboard and a window overlooking the rear garden.

Externally there is an access to the front of the property via London Road. This is laid to flagstones and is bounded by estate fencing with an iron pedestrian gate. The flagstones lead to the side of the property where you'll find the front door and a gate to the rear. The rear garden is a fantastic size, with a patio area directly behind the house. There is a pond area constructed of stone, along with mature shrubs and borders providing privacy. A patio leads to the recently converted office space. This used to be a workshop, but the current vendors have adjusted it to be able to work from home area with power and light. A pedestrian gate leads out to a gravelled parking area with space to park two cars, accessed from neighbouring Hodges Close.



We are told the property is connected to all mains services including gas, electricity, water and drainage. Council tax band C (Cotswold District Council). The property is freehold.

EPC – D (56).

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 Over £465,000



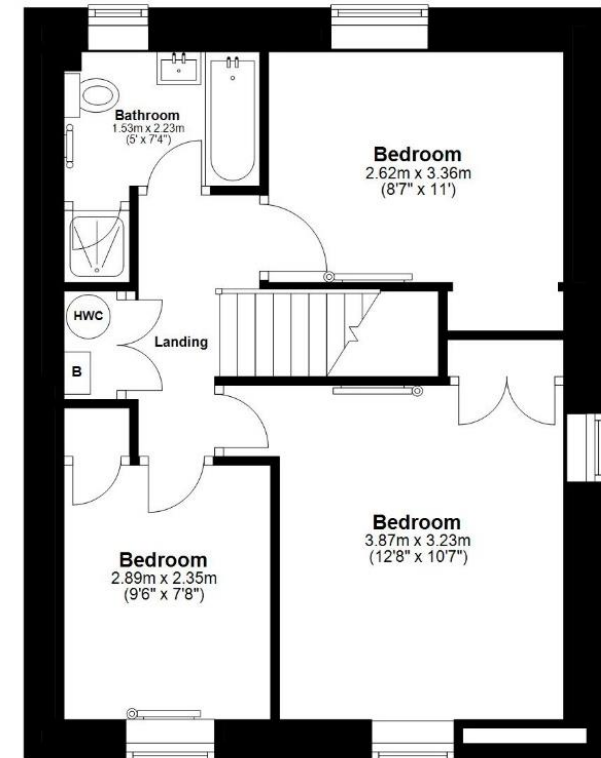
Ground Floor

Main area: approx. 62.0 sq. metres (667.8 sq. feet)
Plus office, approx. 3.6 sq. metres (39.2 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Main area: Approx. 106.6 sq. metres (1147.8 sq. feet)
Plus office, approx. 3.6 sq. metres (39.2 sq. feet)

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