

hunter  
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13 Cottons Lane, Tetbury, Gloucestershire, GL8 8EA



Situated in a peaceful location just a stone's throw from Tetbury town centre, this well presented and extended, four-bedroom cottage also benefits from a southerly facing garden and generous off-street parking.

This property is understood to have been built in c.1860 and has been passed down generations within the current family for most of these years. The current family members have lovingly restored the cottage as well as adding the two-storey extension to the side around 10 years ago. The original charm of the existing building has been well maintained and features several character features through its accommodation, which today reaches approximately 1439sq.ft.

Entering via the front door leads into the open-plan kitchen and dining room that provides both a great practical and entertaining space. The kitchen area is fitted with a range of base and wall units that are finished in a solid wooden worktop. There is space for a range cooker and fridge freezer, along with plumbing for a dishwasher. To the opposite side of the room is space for a large dining table, perfect for entertaining, with a focal Cotswold stone fireplace with a beamed mantel. Two windows and the half glazed front door overlook the garden. Adjacent to the dining room is the separate sitting room, which is lovely and light from the twin windows also overlooking the garden. A fireplace takes focal point within the room which has a wood burner installed, and there are shelved alcoves on either side. A wooden effect hard flooring flows across the whole of the ground floor. Completing the ground floor is a rear hallway which has an adjacent cloakroom, stairs to the first floor and also a door to a useful boot room with an external door providing access to the garden.

There are four bedrooms set across the first and second floors, all of which have a pleasant southerly aspect across the garden and towards the Cutwell Valley. Three of the bedrooms are good double rooms, and the fourth a generous single that would also make a great office, dressing room or nursery, is desired. The family bathroom is located on the first floor and is a generous size with a vaulted ceiling and a sky light window. There is a walk-in shower, a separate bath, W.C, wash basin and dual fuel towel rail. Accompanying one of the second-floor bedrooms is a cloakroom with a W.C and wash basin – conveniently ensuring there are toilet facilities on each level of the accommodation.

Externally there is a generous south facing garden at the front of the property. A patio area runs directly along the front of the house and provide access to steps that lead down to a useful cellar room, which is a great space for storage. The remainder of the garden is laid to lawn, enclosed by a low-level fence providing privacy from the lane. A sloped pathway runs along the side of the garden to reach the driveway, which has space for multiple vehicles to park off-street.





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

EPC – TBC.

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.

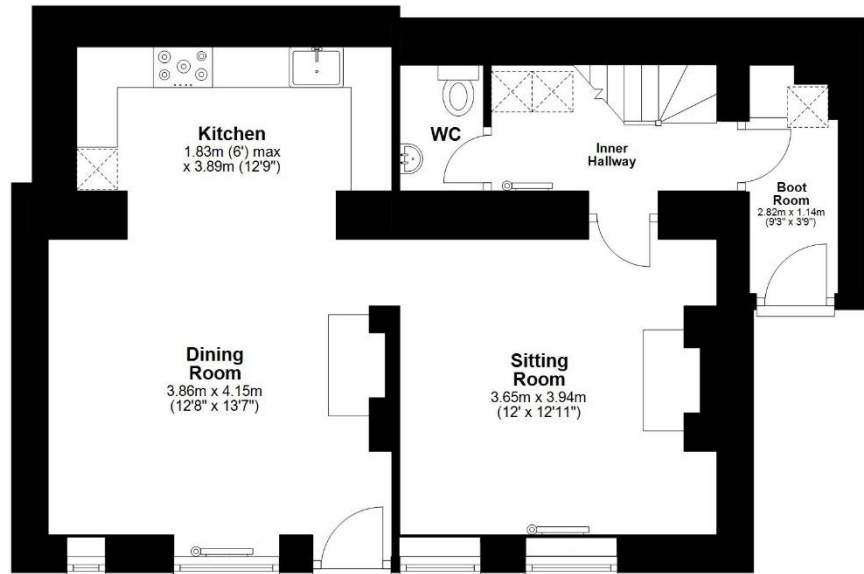
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £730,000



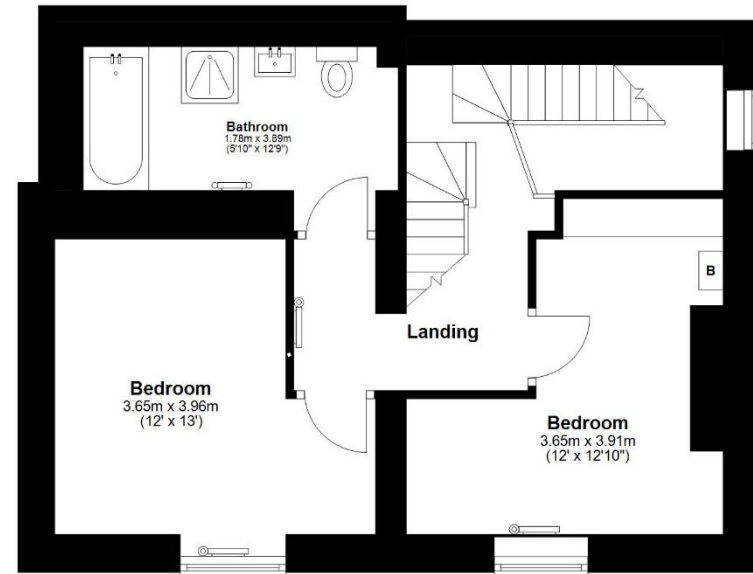
## Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



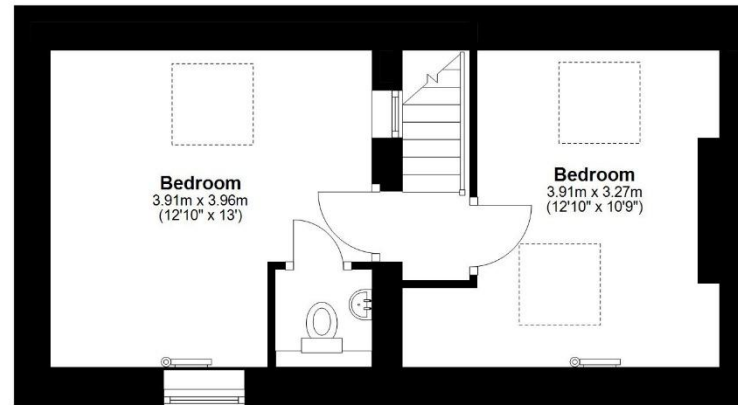
## First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



## Second Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 133.7 sq. metres (1439.4 sq. feet)

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