



hunter
french

7 West Street, Tetbury, Gloucestershire, GL8 8DW

A characterful, three-bedroom Cotswold stone cottage situated in the heart of Tetbury and uniquely accompanied by a generous rear garden. Offered to the market with no onward chain.

West Street is a sought-after residential address directly adjacent to the town centre and sat at the foot of St Mary's Church, therefore providing this charming cottage very convenient walking access to all the amenities the town has to offer. The property still retains a collection of character throughout its three floors, which reach to approximately 1014sq.ft.

Entering via the solid wooden front door leads into the principal reception room which combines both sitting and dining areas. There are beautiful flagstones that run across the entire room, and two southerly facing windows fill the room with natural light. A focal fireplace is situated to one end, which has a wood burner inset and a wooden beam mantel. A door and a couple of steps at the rear of the room rise to the kitchen which has an outlook across the back garden. There are a bespoke range of wall and base units that include an integrated oven and gas hob, along with space for a freestanding fridge freezer and plumbing for a washing machine. There is a door that leads out to the rear patio and onto the garden.

Stairs to the first floor are found to the corner of the sitting area which rises to the first-floor landing area. On this floor there are two bedrooms, one double and one single, along with the bathroom and an airing cupboard that houses the hot water cylinder. The double bedroom benefits from a fitted double wardrobe, whilst the single room would also make a great study or hobby room. The bathroom has a white suite comprising a bath with shower over, toilet and wash basin. Bedroom two is located on the second floor via a second turned staircase. This is a great sized bedroom with a vaulted ceiling and several exposed beams running throughout. There is ample space for storage along with a dormer window to enjoy the views across the Cutwell Valley.

To the rear of the property there is a patio area accessed from the kitchen - perfect for alfresco dining. A couple of steps rise to the level lawn area which has mature shrub borders and hedging that providing a great sense of privacy. To the far end of the garden there is a timber outbuilding which is currently used for storage but it could make a fantastic home office or sun room.

We are informed the property is connected to mains services such as: Gas, electricity, drainage and water. Council Tax band C (Cotswold District Council).

EPC – Awaited



Situation

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.

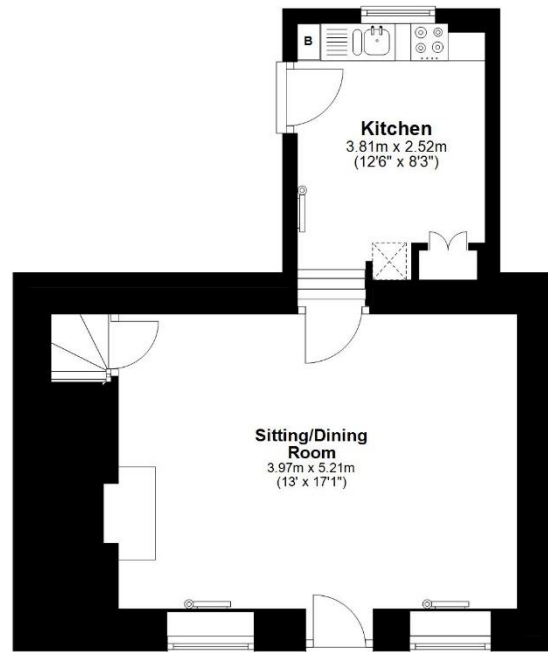
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £425,000



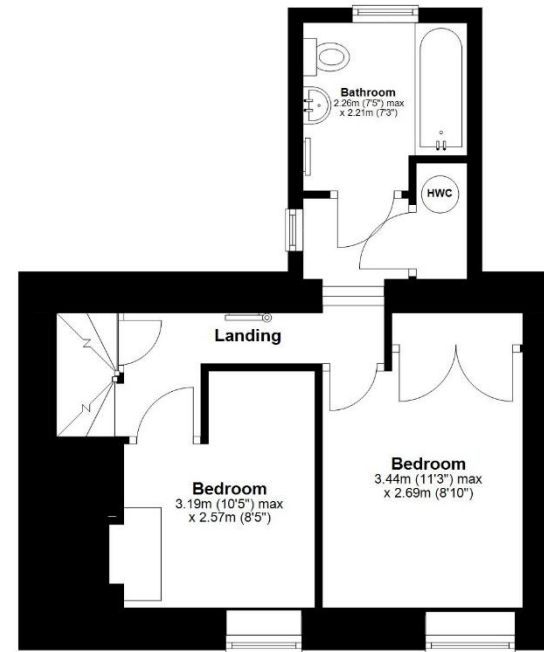
Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



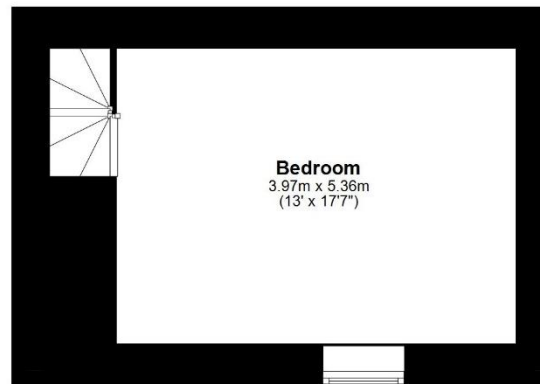
First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



Second Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



Total area: approx. 94.2 sq. metres (1014.0 sq. feet)

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