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Gordon House, 12 Silver Street, Tetbury, GL8 8DH



One of Tetbury's finest homes on the market for the first time in several decades. The property is a Grade II Listed double fronted home accompanied by a generous walled rear garden.

Gordon House has been a treasured home to the current family for over 60 years and sits prominently in the heart of Tetbury's historic town centre. The property is believed to date back to the late 18th century with some later additions added at the turn of the 19th and 20th centuries. The accommodation spans three storeys, plus a cellar, reaching approximately 4200sq.ft and showcases charming period features throughout including sash windows, original stained-glass windows, a collection of fireplaces and an impressive staircase that reaches the height of the building. A unique addition to the property is the large walled rear garden that also commands a great level of privacy considering its central location. The property has been lovingly maintained throughout its ownership but offers a new owner a great opportunity to put their stamp on this exceptional home.

Entering via the imposing front door leads firstly into a vestibule, before flowing into the entrance hallway. The ground floor is all centred around this hall and comprises two grand principal reception rooms, along with a traditional kitchen that allows space for a dining table and then a final doorway leads into a rear lobby and passageway with providing access to a study, a pantry, and a utility and laundry room.

Accessed from the main hallway is a glazed conservatory with a door opening to the garden. The sitting room is the most impressive room of the house and enjoys a very pleasant aspect through two sash windows onto the rear garden, with a fireplace, sitting proudly between the windows. The room also enjoys a great ceiling height with decorative cornicing; dado and picture rails and a stunning Arts and Crafts-style fireplace surround. The dining room is situated to the front of the home with another large sash window that lets in a great level of natural light. This room also features a fireplace and is a generous size, enough to hold a large dining table with room for the accompanying sideboards and dressers. The kitchen also has a lovely large sash window to the front aspect and the room is fitted with a range of wall and base units as well as a built-in dresser style unit with open shelving for crockery. There is an integrated double oven, electric hob and extractor hood, plus space and plumbing for a dishwasher. A grand fireplace occupies one side of the room and currently houses the central heating boiler. To the corner of the room is a secondary lobby, housing the utility meters, with a further door to the front, which is an ideal everyday entrance to the property with space for coat and shoe storage. Opposite the kitchen is the rear lobby to the utility rooms. The first of these rooms is a small study with roof light window; next a walk-in pantry with open shelving and an original tiled floor and finally a well-proportioned laundry room with further fitted base units along with a sink and double drainer; plumbing for a washing machine and space for a tumble dryer. A cloakroom with W.C is situated to one corner and there are doors leading to the back garden and into the greenhouse.

Following the beautiful staircase up you reach the first-floor landing where three of the five bedrooms are found, along with a bathroom and a further W.C. The master bedroom is at the rear and has matching sash windows to the sitting room and an equally impressive ceiling height. The room is accompanied by en-suite facilities to one side. At the front are two further spacious double bedrooms with tall sash windows. One of these rooms has its own shower and separate W.C, whilst the third bedroom works as a 'Jack and Jill' with the main bathroom.





The staircase continues up to the second floor, to a light-filled landing, owing to a large window at the top of the stairwell. There are two further double bedrooms at the front of this floor, sharing a shower room that sits between them. To the rear of the second floor, steps lead up to another room that could be utilised as either a further bedroom or as attic storage. There are exposed beams running across the vaulted ceiling of this space, as well as two windows to the rear.

The rear garden that accompanies the property is a real gem. Cotswold stone walls border the space to all sides, and the garden is split into two areas. Directly adjacent to the house is a patio area that connects all the rear doors leading out from the house before flowing onto a lawn, which is surrounded by well-stocked and mature beds. There are two apple trees set within the lawn and a small pond to the opposite side. Half-way down the garden is a further flagstone terrace that is covered with a pergola and a beautiful, mature rose bush. Leading through the opening in the wall to the secondary area of garden is a further lawn with mature shrubs. This area was once a productive vegetable garden. In addition to the main house, there is a workshop/store with doors opening onto a small, sheltered patio and a greenhouse set within the garden.

A separate double garage with up and over door is reached by a short walk down Fox Hill.

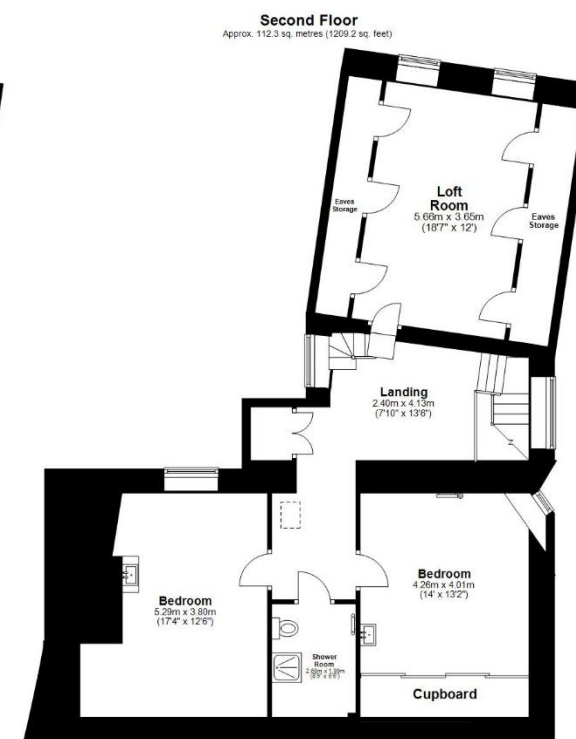
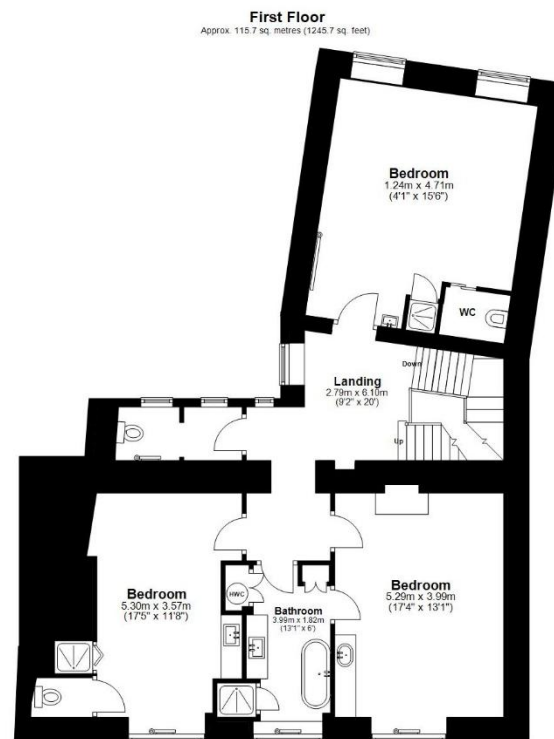
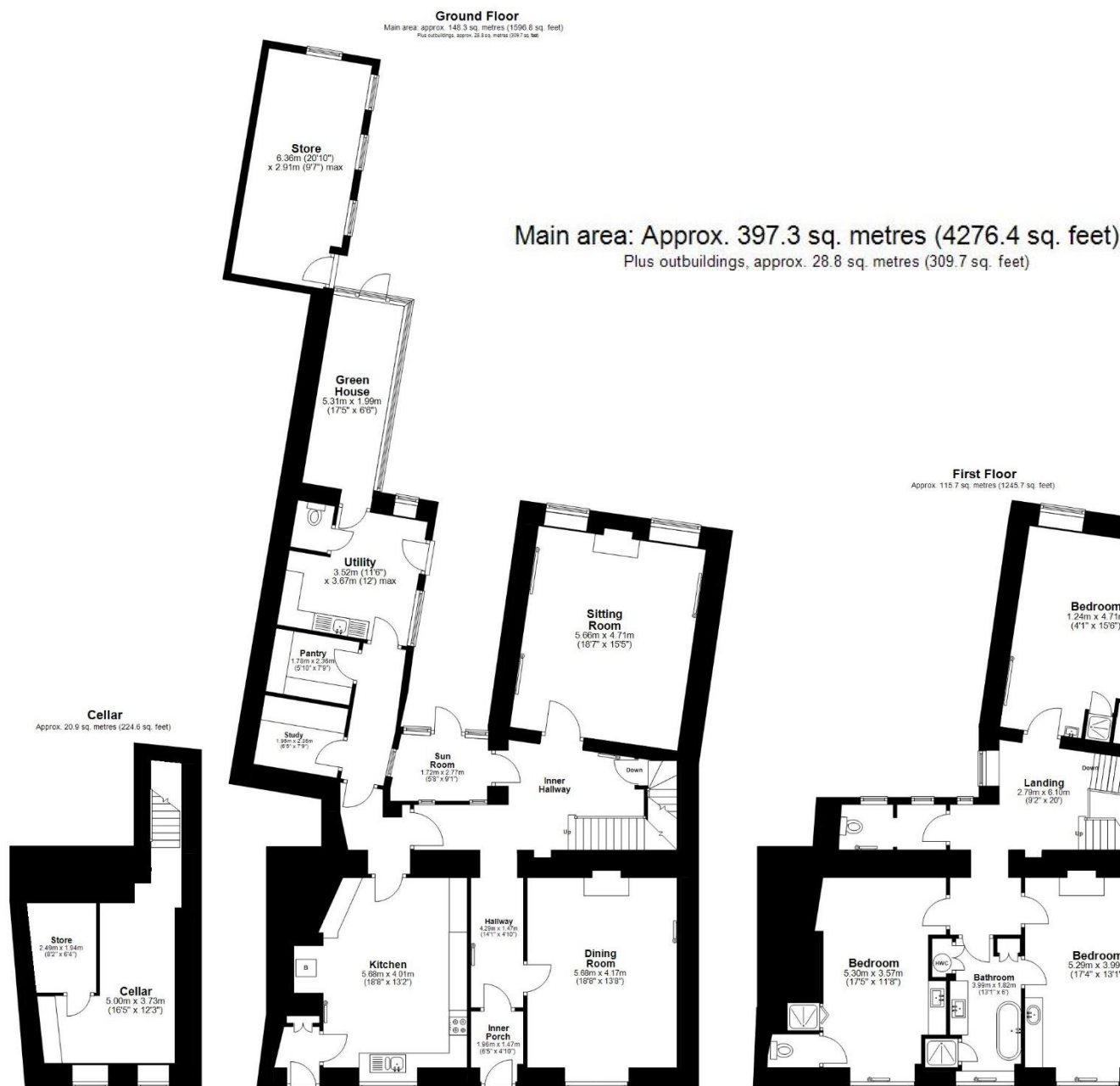
We are informed the property is connected to all mains services; gas, electricity, water and drainage. Council tax band G (Cotswold District Council). The property is freehold.

EPC – exempt (Grade II Listed).

## Offers in the Region of £1,495,000







## 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.

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