

hunter
french



51 London Road, Tetbury, Gloucestershire, GL8 8HR

Accompanied by a very generous rear garden, this charming cottage is full of character and situated in a central position within a short walk of Tetbury Town Centre and all amenities.

51 London Road is an end-of-terrace cottage that is beautifully presented by its current owners, who have called the property home since 2021. There is accommodation set across two floors, with a wealth of character in each room, reaching approximately 749sq.ft. The ground floor layout allows a sociable flow whilst the bedrooms are both doubles and enjoy privacy from one another. A truly unique feature is the very generous and unexpected rear garden that accompanies the cottage – a perfect space for anyone green fingered, or to entertain during the warmer months.

The decorative, solid wooden front door opens into sitting room which is generous and square in size. A wonderful art nouveau feature fireplace sits in the centre of this room with fitted carpentry within both alcoves that provide storage and display shelving. Plantation shutters are fitted in the front window which nicely compliments the room. A connecting doorway leads into the dining room which has the most beautiful, exposed flagstone floor, along with an exposed Cotswold stone wall and fireplace that includes a wood burner. Stairs rise to one side of the room, complete with useful storage cupboard underneath, and the room is filled with light from a rear window overlooking the garden. Matching plantation shutters have been fitted here too. The kitchen is beyond the dining area, allowing a socially friendly connection via an open doorway. The kitchen comprises a range of shaker style base and wall units, with a ceramic bowl and a half sink plus plumbing and space for a washing machine. Integrated appliances include a low-level fridge and freezer, electric oven and gas hob. A wooden stable door leads out to the rear garden.

Reaching the top of the stairs is a landing that provides access to both bedrooms and the bathroom. The main bedroom is a great size with vaulted ceilings and exposed original beams along both sides. The room features another decorative feature fireplace and has been tastefully enhanced with the installation of bespoke fitted wardrobes and further plantation shutters to the window. Bedroom two is another double size, positioned to the rear of the cottage overlooking the garden. The bathroom is a spacious room finished in stylish tiling to the wet areas, along with a bath and separate shower cubicle, a W.C, wash basin and heated towel radiator.

Externally, the property's large garden combines two patio terraces, ahead of flowing into a mixture of lawn and mature shrubs and fruit trees, as well as a few raised beds. There is a shed situated to the far end too. Adjacent to the house is a useful brick build outbuilding providing great storage plus space for a tumble dryer. Handy side access allows the rear garden to be reached without going via the cottage, and there is right of access for one adjoining neighbour to cross the garden.



At the front is a small garden that creates privacy, with a number of mature shrubs and a pathway to the front door.

Services: Mains gas, water, electricity, and drainage.

Council Tax: Band C (Cotswold District Council)

Tenure: Freehold

EPC Rating: E (53)

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.

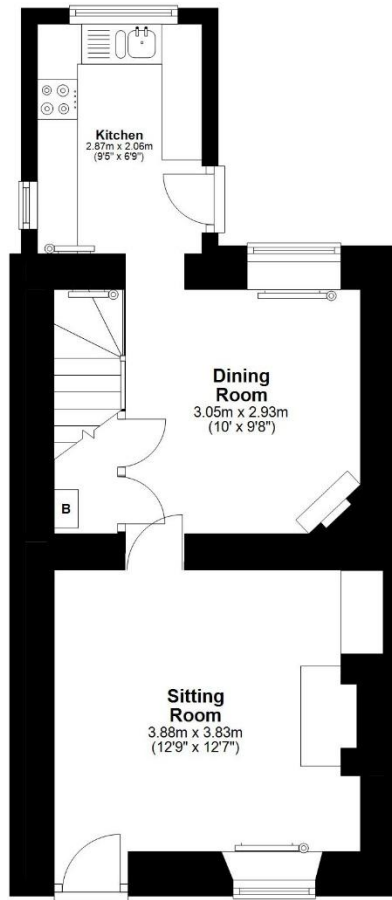
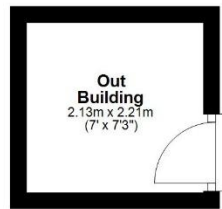
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Offers Over £300,000



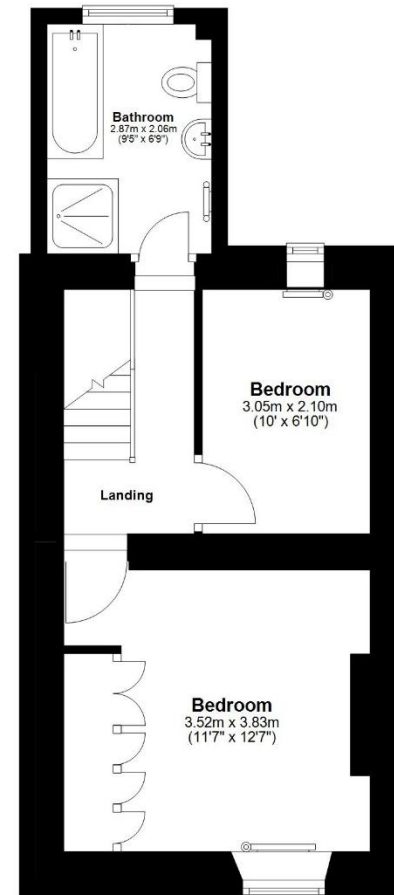
Ground Floor

Main area: approx. 35.5 sq. metres (381.9 sq. feet)
Plus outbuildings, approx. 4.7 sq. metres (50.7 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



Main area: Approx. 69.6 sq. metres (749.0 sq. feet)

Plus outbuildings, approx. 4.7 sq. metres (50.7 sq. feet)

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