



hunter
french

1 Silver Street, Tetbury, Gloucestershire, GL8 8DH

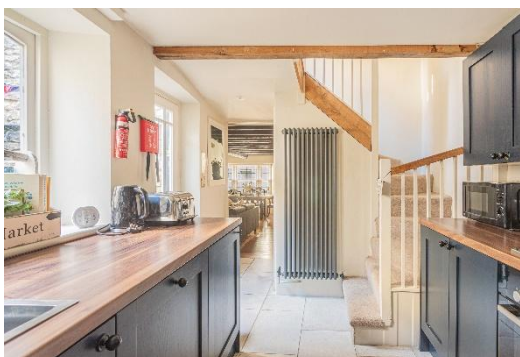
Occupying a super-convenient, town-centre position, this charming period cottage offers generous accommodation and a delightful courtyard.

Silver Street sits prominently just off the Market Place at the top of Gumstool Hill in Tetbury town centre. This attractive Cotswold stone property is currently used as a successful holiday cottage but would also make a wonderful home. The accommodation is arranged across three floors and boasts a wealth of character throughout.

The property is approached via a shared flagstone passage that leads to the courtyard and, in turn, the front door. The door opens into the kitchen, where a tiled floor is laid and stairs rise to the first floor directly ahead. The kitchen is fitted with a contemporary range of midnight-blue wall and base units with an integrated oven and hob, dishwasher, and washing machine, plus space for a freestanding fridge-freezer. The units are finished with solid wooden worktops. At the front of the property is a generously proportioned living room, which provides space for both a sitting area and a dining area. An impressive exposed-stone fireplace creates a striking focal point, complete with a wood burner. To the opposite side is a three-bay sash window. Additional features include an exposed beamed ceiling, and a solid wooden floor runs throughout. The ground floor is completed by a downstairs cloakroom with a W.C. and wash basin. On the first floor is a generously sized principal bedroom and a bathroom. The bedroom benefits from an excellent range of fitted wardrobes along one wall, and a feature fireplace provides another natural focal point within the room. The bathroom comprises a white suite with a separate shower, all finished with attractive half-height panelling.

On the second floor are two further bedrooms, both with dormer-style windows looking out across the rooftops of the town centre. The courtyard garden is bordered by a Cotswold stone wall and laid to shingle throughout, providing ample space for an outdoor table and chairs and potted plants.

The property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band C (Cotswold District Council). The property is freehold.



EPC - D (61).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its royal connection to HM King Charles III, whose country home, Highgrove House, is nearby. The charming and quintessential town centre offers a wealth of amenities, including cafés, boutiques, pubs, and restaurants, alongside essential services such as a supermarket and both primary and secondary schools.

Kemble Station, with mainline services to London Paddington, is approximately 7 miles to the north, while the M4 and M5 are equidistant to the south and west respectively, providing convenient transport links to Bath, Bristol, and London.

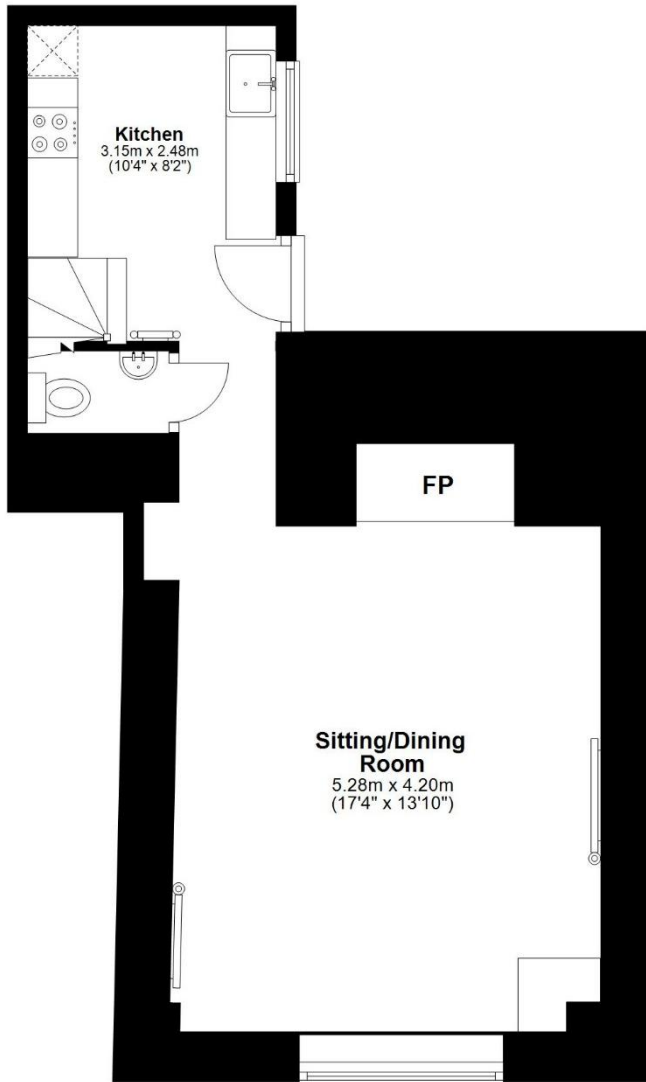
Guide Price £395,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

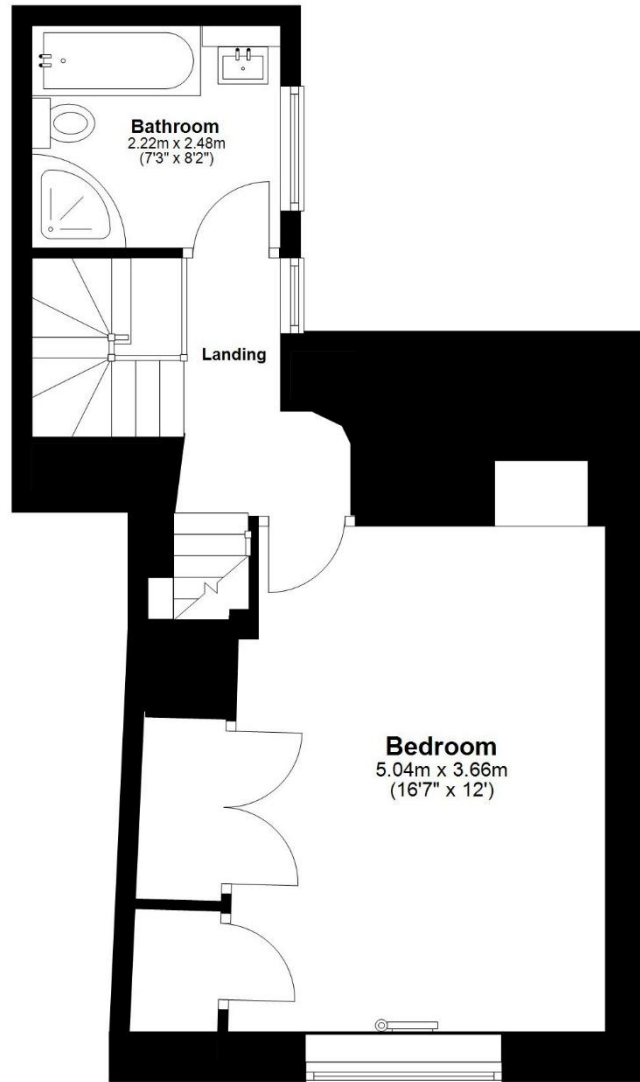
Ground Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



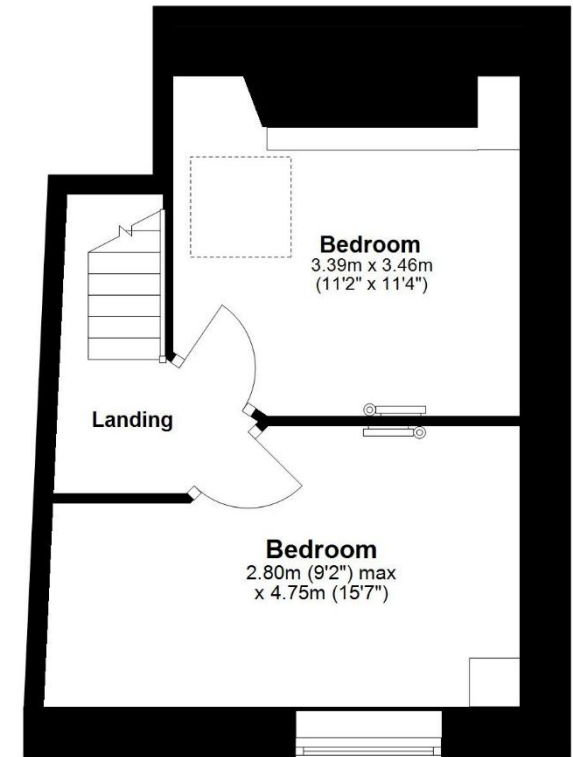
First Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Second Floor

Approx. 26.6 sq. metres (286.0 sq. feet)



Total area: approx. 96.8 sq. metres (1041.7 sq. feet)

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