

FOR SALE – 1 Warns Court

Tetbury, Gloucestershire

1 Warns Court, Old Brewery Lane, Tetbury, Gloucestershire, GL8 8LL

BK Bruton
Knowles



Edited photograph

Residential – Redecoration/Refurbishment

1 Warns Court, Old Brewery Lane, Tetbury, Gloucestershire, GL8 8LL



OVERVIEW

Bruton Knowles has been instructed to market an opportunity to acquire a Grade II Listed Cotswold Stone semi-detached residential property in the heart of the historic Cotswold market town of Tetbury. The property is situated in a quiet courtyard location and comprises three bedrooms with a private enclosed courtyard garden to the front of the property.

LOCATION

The property is located in the traditional Cotswold Market Town of Tetbury, well known for its 17th and 18th Century architecture. Historically, the town was known for its antique shops but today Tetbury offers boutique shops, together with cafes, restaurants and bistros all within easy walking distance of the property itself. For more general shopping there is a Tesco Superstore situated on the edge of the town and an open market held twice weekly at the Market House some 200m from the property, offering a range of fresh produce. For families, there are several schooling options to include Sir William Romney's School and St Mary's C of E Primary School.

Tetbury benefits from very good transport links with Kemble station and the M4 both being within 10 miles. The A433 passess through the centre of the town, providing direct links to Cirencester and the A417. Nearby, larger commercial centres include Bath, Bristol and Cheltenham.

PROPERTY DESCRIPTION

1 Warns Court is a semi-detached dwelling, to the rear of various retail and residential properties fronting onto the main thoroughfare of Church Street. It is accessed via a pedestrian archway off Church Street, or via the communal U-shaped courtyard of Warns Court, shared with other residential properties. It benefits from the use of the communal courtyard area, to include (non-allocated) parking for one vehicle.

1 Warns Court is of Cotswold Stone construction, with a slate roof. The accommodation is arranged over two floors and extends to approximately 1,130ft². At ground floor level the property comprises an entrance hallway, kitchen dining space, a large living room and a separate dining room.

To the first floor is a large principal double bedroom, a smaller double bedroom, a further single bedroom/study and a family bathroom.

Externally, the house includes a private courtyard garden.

The following link is to a virtual tour of the property: [LINK](#)

SERVICES

We have been informed that mains water, electricity, gas and drainage are connected to the property. The property benefits from gas central heating via a modern combi-boiler. It is the purchaser's responsibility to carry out their own due diligence with regards to services that are provided. Please note we have not carried out any tests in this regard.

ENERGY PERFORMANCE CERTIFICATE

1 Warns Court – EPC Rating E

PLANNING

Governed by the planning policies of Cotswold District Council, the building is located within the Settlement Boundary of Tetbury and also Tetbury Conservation Area and the Cotswolds Area of Outstanding Natural Beauty. The property is Grade II Listed and is listed by Historic England under list entry number 1152613. We understand that the property benefits from C3 Residential use.

TENURE

The property is offered with no onward chain and the Freehold interest is being offered For Sale with Vacant Possession upon completion.

COUNCIL TAX

Band D

GUIDE

Price guidance is provided as 'in excess of £275,000'.

METHOD OF SALE

The property is offered for sale by way of **Private Treaty** with offers invited from 'chain free'/'cash' purchasers only.

Offers should be submitted by email to:

lauren.gaunt@brutonknowles.co.uk.

Offering parties are invited to include proof of funds and any other supporting information with their offer.

VIEWINGS

Viewing is strictly limited to the following pre-arranged viewing days, to parties who have booked a viewing in advance:

- **Wednesday 27th November 10.00am– 12.00pm**
- **Wednesday 4th December 10.00am – 12.00pm**
- **Wednesday 11th December 10.00am– 12.00pm**

LEGAL INFORMATION

The vendor will supply a draft contract and 'local searches' to registered interest. Completion of the sale is to take place prior to 14th February 2025.

Each party is to bear its own legal costs incurred with this transaction.

SUBJECT TO CONTRACT

NOVEMBER 2024

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

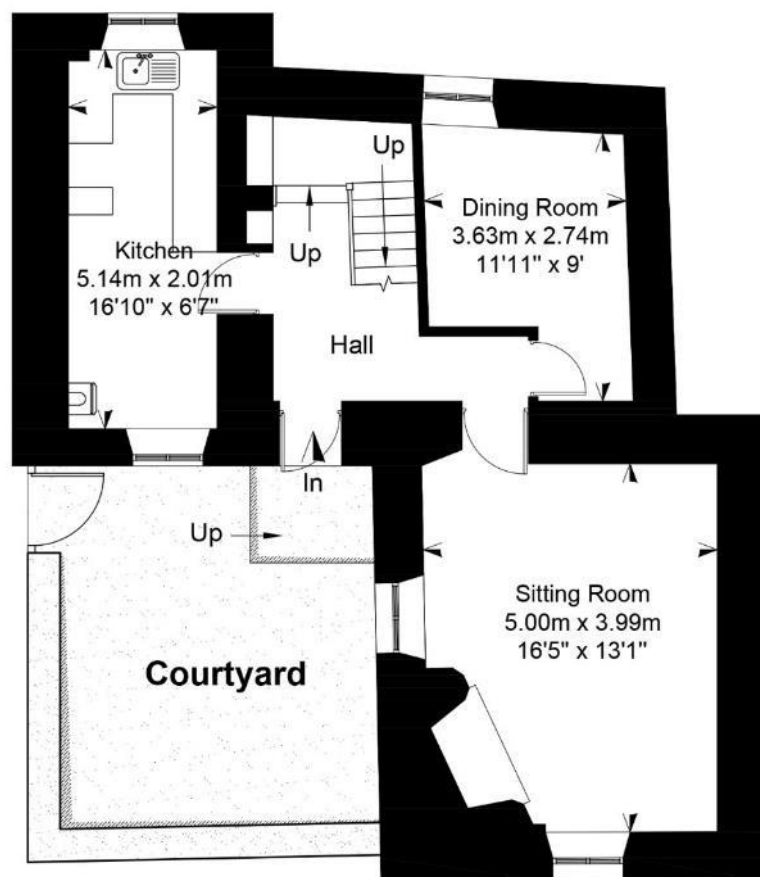




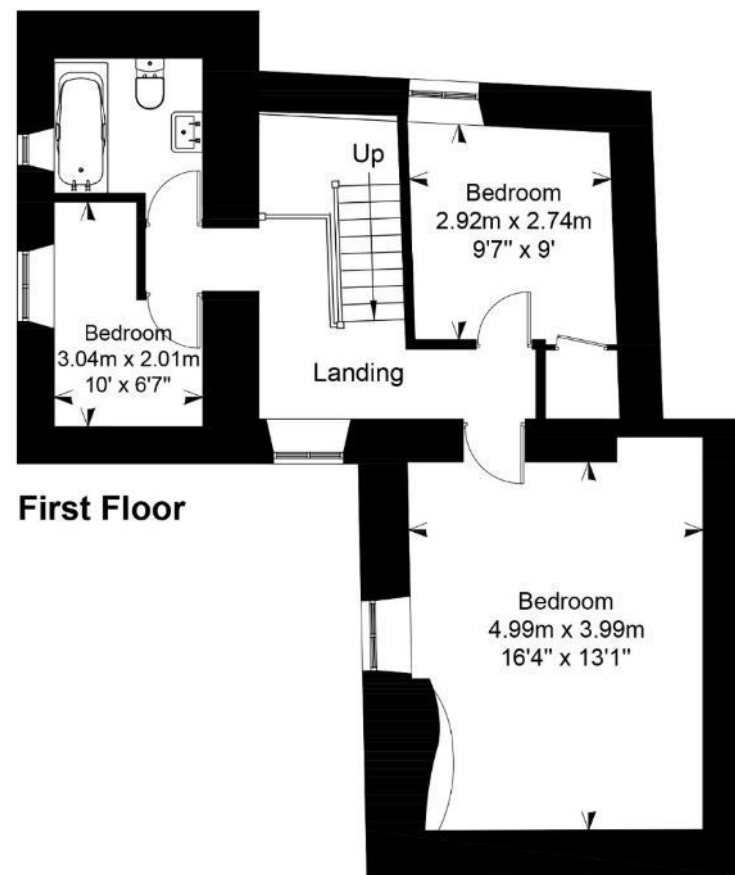
Flat 1, Warns Court, Tetbury, Gloucestershire

Approximate IPMS2 Floor Area

House 105 sq metres / 1130 sq feet



Ground Floor



First Floor

Simply Plans Ltd © 2024

07890 327 241

Job No SP3610

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

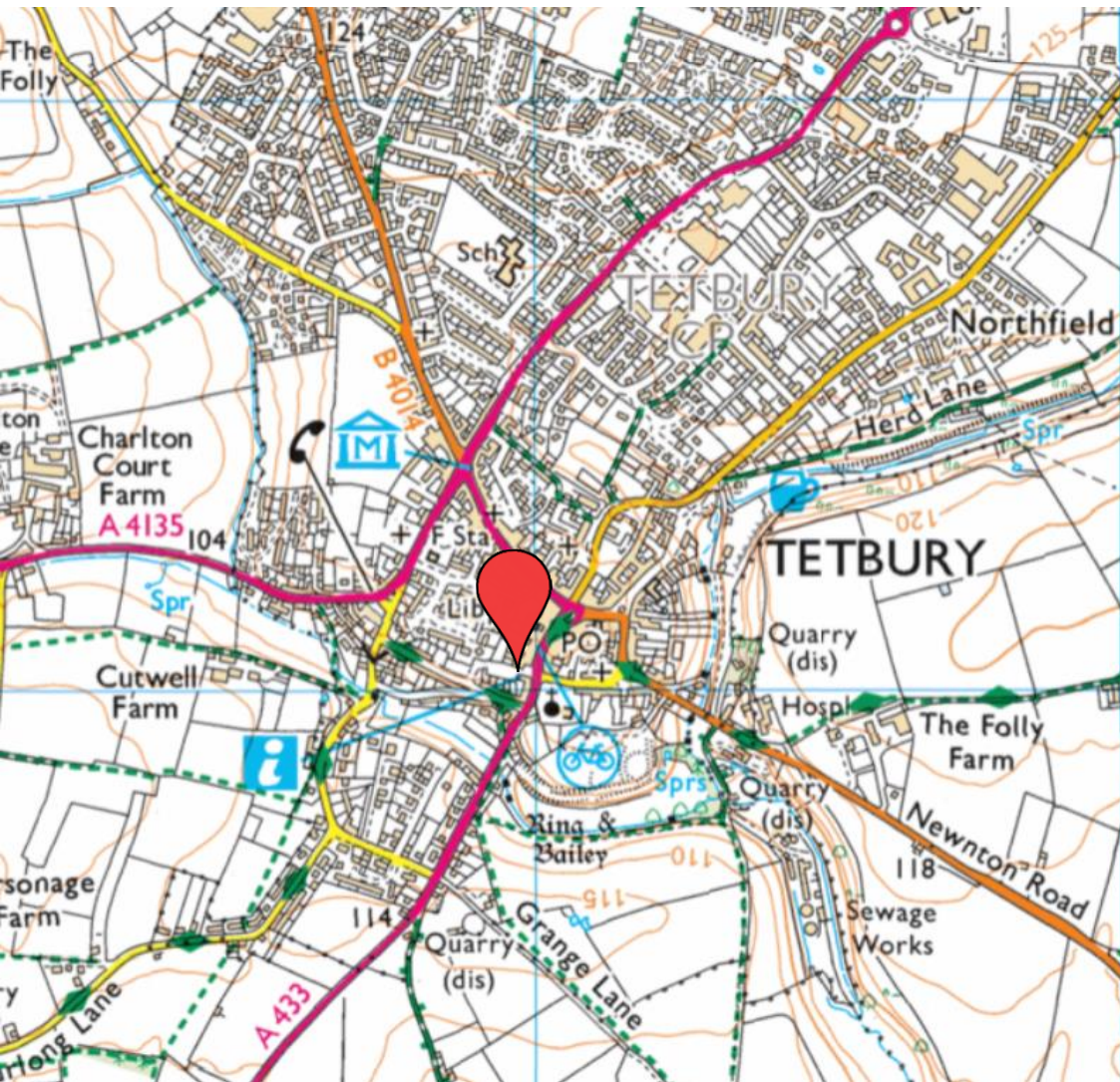




RICS
Regulated by RICS



Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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