



Greys Cottage, 52 Northfield Road, Tetbury, Gloucestershire, GL8 8HQ

Semi-detached period cottage  
 Beautifully presented extended accommodation  
 4 bedrooms  
 Kitchen open plan to family room  
 2 further reception rooms  
 Bathroom and shower room  
 Private off-street parking and EV charger  
 Good-sized south-west facing garden  
 Easy level walking to amenities  
 Planning permission to further enlarge



01666 840 886  
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £695,000**  
 Approximately 1,433 sq.ft

‘This beautifully presented semi-detached period home offers spacious accommodation which flows from room to room coupled with a good-sized south-west facing garden’



### The Property

This pretty semi-detached period home is set within a popular residential lane conveniently positioned close to Tetbury town centre and many amenities. The property has been largely extended and is beautifully presented throughout with the superb configuration flowing from room to room. The accommodation extends to around 1,433 sq.ft.

The generous ground floor accommodation principally comprises three reception rooms and a kitchen. The bespoke fitted kitchen is open plan to the light-filled family room with double doors leading out to the garden. The charming living room has a cosy atmosphere completed by a wood-burning stove. There a walk-in pantry and a separate utility room. The ground floor also has a downstairs shower room whilst upstairs there is a family bathroom. There are four bedrooms comprising three good-sized doubles and a single.

In May 2022 planning permission was granted to

further enlarge the property with a single storey extension to both the front and rear, as well as adding an en-suite to the main bedroom. Planning reference: 22/01103/FUL.

To the front of the property, there is private off-street parking and an EV charging point. The garden is arranged to the rear benefitting from a sunny south-west orientation plus a great degree of privacy backing only onto neighbouring gardens. The garden has been landscaped with a patio terrace, a good-sized lawn and a vegetable garden at the far end beside a large timber shed.

### Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering

for all ages. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking, shooting and hunting. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

### Additional Information

The property is Freehold with mains gas-fired heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there are some limitations to mobile phone coverage.

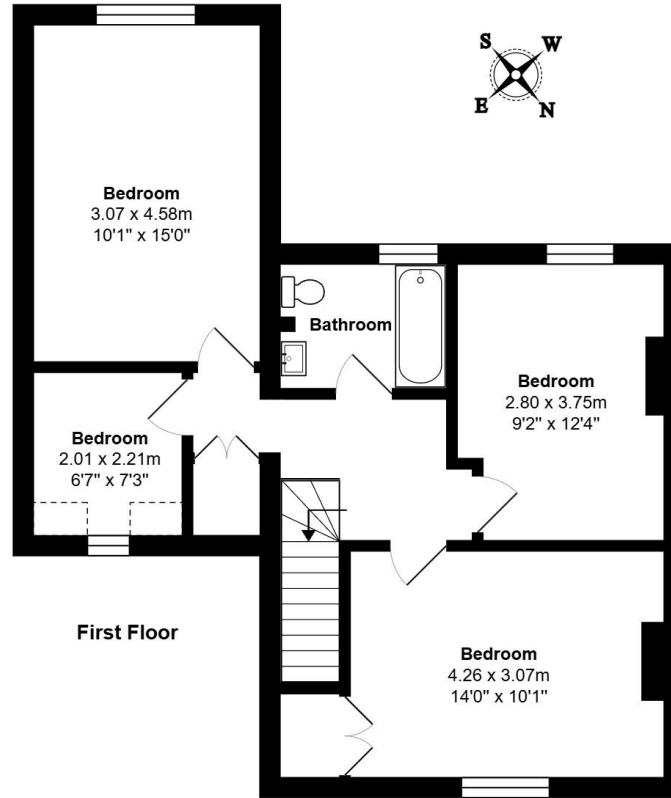
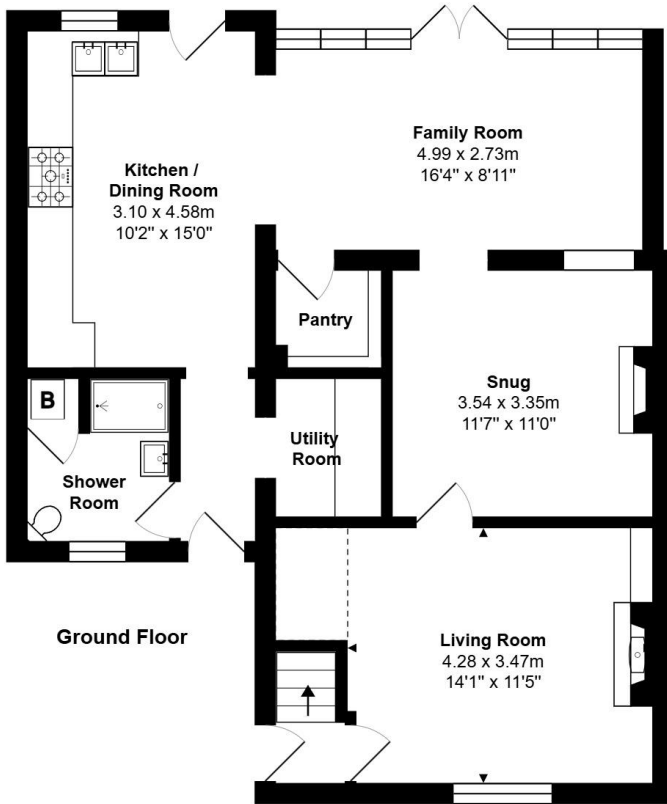
Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band C.

### Directions

From the centre of Tetbury, follow Long Street north and bear right onto London Road. Follow the road passing Tesco and take the next right hand turn onto Northfield Road. Locate the property before the bend on the right hand side.

Postcode GL8 8HQ  
 What3words: ///elevated.maddening.round





Total Area: 133.1 m<sup>2</sup> ... 1433 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577