



2 Pike Cottages, Ilsom, Tetbury, Gloucestershire, GL8 8RX

Semi-detached Cotswold stone cottage
Impressive kitchen/dining/family room
Beautifully refurbished accommodation
3 bedrooms

Well-screen private garden
Gated private parking and outbuildings
Located on the rural edge of Tetbury
Gigaclear (900mb) broadband available



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £650,000

Approximately 1,205 sq.ft excluding outbuildings

‘A recently upgraded charming semi-detached Cotswold stone cottage situated on the edge of Tetbury’



The Property

Set behind electric gates, this natural stone cottage has been extended and refurbished to a high standard. Within walking distance from the centre of Tetbury, the cottage is located on the rural edge of the town surrounded by farmland and was formerly a workers cottages for the nearby Dutchy Home Farm.

The accommodation is superbly presented extending to over 1,200 sq.ft. and is entered through a utility room which is a recent addition with a pitched roof. The impressive kitchen/dining/family room is the heart of the home. An oak-framed garden room has been added to connect the accommodation to the garden whilst the whole has been designed to accommodate the appointed areas. The kitchen has a range of cabinets with a wooden work surface, an integrated dishwasher, induction hob and a two-door gas-fired AGA. Off the hallway, there is an additional cosy reception room with crittall windows and a wood-burning stove. On the first floor, there

are two double bedrooms and a single bedroom. Following the upgrade of a combi-boiler, the airing cupboard has been removed to provide more space and the recently updated family bathroom has a bath with overhead shower and a heated towel rail.

Outside, there is parking for several cars over a gated driveway leading to a newly constructed timber carport complete with a significant lockable shed with power. The cottage has both front and rear gardens comprising a small front garden bound by drystone walls and the rear garden which benefits from a great degree of privacy.

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

We understand the property is Freehold with mains gas central heating, shared private drainage, mains water and electricity. The

property is located within the Cotswold Area of Outstanding Natural Beauty. Gigaclear (900mb) broadband is available and there are some limitations to mobile phone coverage. Please see the Ofcom mobile and broadband checker website for more information. Cotswold Council Tax Band D.

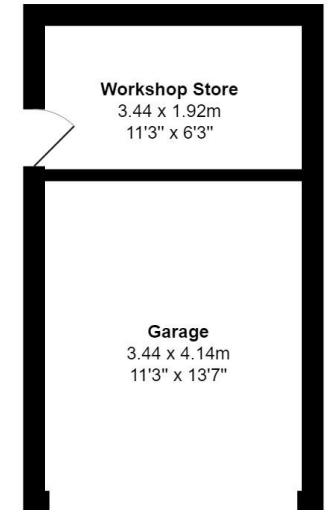
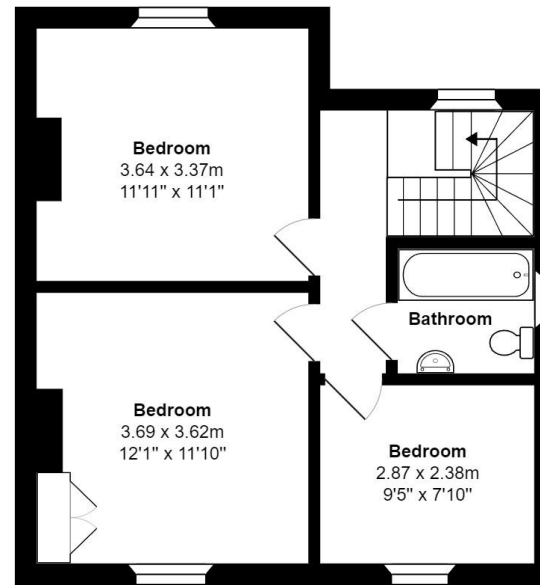
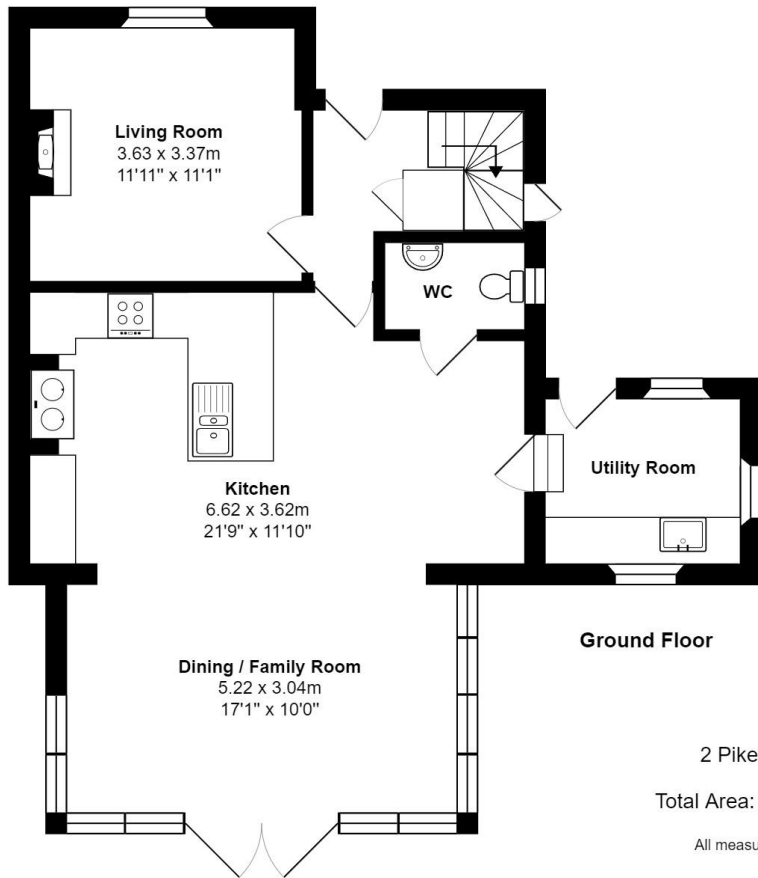
Directions

From Tetbury centre, follow London Road towards Cirencester and proceed to leave the town. At the crossroads, take the right hand turn onto Cirencester Road. Then take the next right by S&P Global and then immediately turn right onto the private driveway to approach the cottages. The gates to number 2 is found to the right.

Postcode: GL8 8RX

What3words: ///villa.cycles.duties

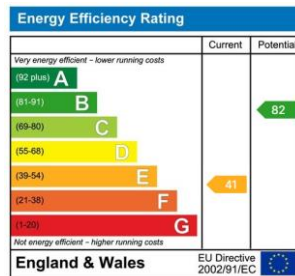




2 Pike Cottages, Ilsom, Tetbury, GL8 8RX

Total Area: 111.9 m² ... 1205 ft² (excluding outbuilding)

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

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