



JAMES PYLE[®] & Co.



33 The Chipping, Tetbury, Gloucestershire, GL8 8EU

Grade II Listed period home
 Picturesque setting on the sought-after
 Chipping Steps
 Superb proportions and ceiling height
 3 double bedrooms
 Impressive kitchen/family room
 2 bathrooms and downstairs WC
 Living room with fireplace
 Easy to maintain 'inside-outside' courtyard gardens
 Cotswold market town centre position
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £675,000

Approximately 1,759 sq.ft

‘Occupying a superb position on the picturesque Chipping Steps, this Grade II listed period home boasts excellent proportions and ceiling heights’



The Property

This charming period home occupies an outstanding position on the Chipping Steps, a picturesque and historical street within the Cotswold market town of Tetbury and just a moments walk from all its amenities. The property is Grade II listed and was constructed in the mid-18th Century as former stables before being converted in the 20th Century. Despite an attractive cottage style frontage, the property errs more on the side of a house having been largely extended at the rear providing generous and deceptive accommodation with good ceiling height extending to around 1,760 sq.ft.

The ground floor is accessed through an entrance hall at the side with a front reception room which is dual-aspect complete with a fireplace and gas burning stove. At the heart of the home and configured at the rear, there is a superb open plan kitchen/family room reaching 22ft and double patio doors flowing out to the garden. The courtyard style garden

is ideal for 'inside-outside' living and alfresco dining. The stylish fitted kitchen is equipped with a dishwasher and wine cooler. A central hallway has side access in, a WC off and a useful cupboard housing the washing appliances. On the first floor, there are three double bedrooms. The principal bedroom is a magnificent room complete with fitted wardrobes and views over the town towards the surrounding countryside. There is a family bathroom well equipped with both a roll-top bath and a shower unit, whilst there is an additional separate shower room across the landing.

Number 33 has a most favourable position on the steps benefitting from level access and views across the green at the front. There is a side passage with built-in storage which provides private access to the rear garden, ideal for garden maintenance and bin storage. The external areas are ideal for easy low maintenance comprising a small front garden, and courtyard areas to both the side and rear. Free unrestricted on-street parking is available

at the foot of the Chipping Steps, whilst The Chippings public car park is just a moments walk away. In addition, the town offers permit parking options within easy reach.

Situation

The picturesque and quintessential Chipping Steps are a historic street within Tetbury, notably the most photographed street within the town. 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. 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.

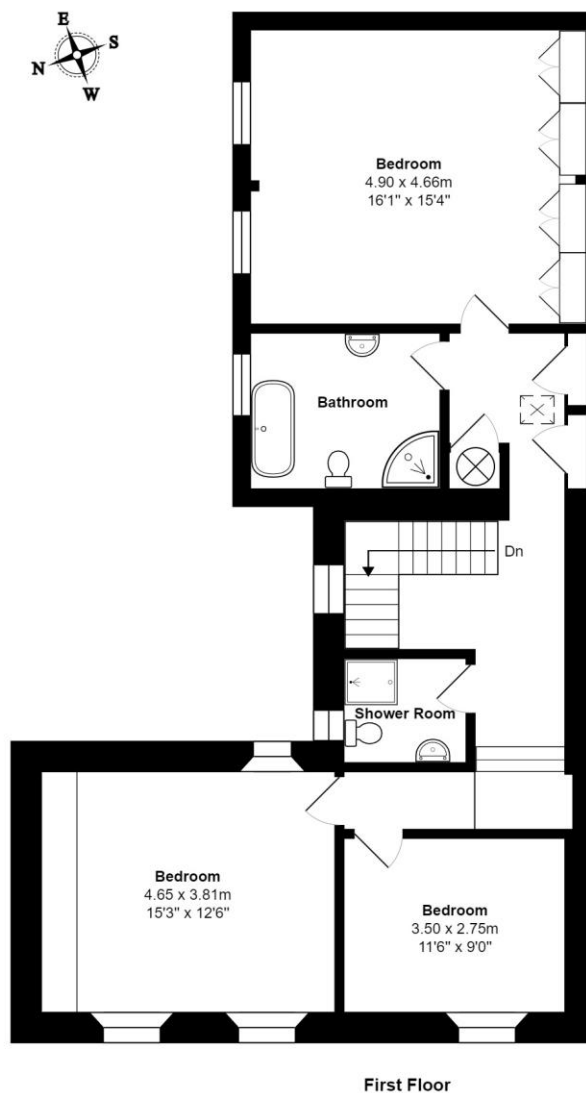
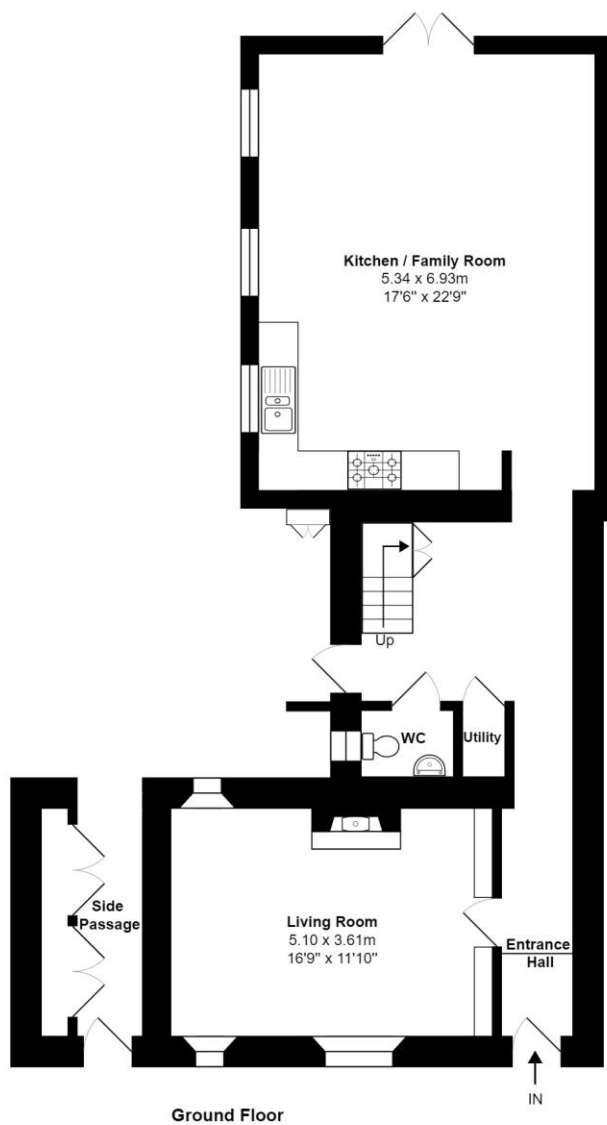
Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band F.



Total Area: 163.4 m² ... 1759 ft² (excluding side passage)

All measurements are approximate and for display purposes only



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