



JAMES PYLE & Co.



3 Pike Cottages, Ilson, Tetbury, Gloucestershire, GL8 8RX

Semi-detached Cotswold stone cottage
Fantastic outbuilding
Well-established large plot
3 bedrooms
Gated private parking
Secluded gardens
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: £565,000

Approximately 1,530 sq.ft including outbuilding



‘Set within a mature generous plot, a 3 bedroom semi-detached period cottages plus a fantastic outbuilding’

The Property

This Cotswold stone semi-detached period cottage is set within well-established large grounds of over 0.25 acres with an accompanying fantastic versatile large outbuilding. Located within walking distance to the centre of Tetbury, the cottage is located on the rural edge of the town surrounded by farmland. Formerly a tied workers cottages for the nearby Dutchy Home Farm, the cottage is now a cosy characterful home.

Approached into the boot/utility room there is significant storage space and plumbing for a washing machine. This leads into the galley style kitchen which has plenty of storage and integrated appliances. The sitting room is a good size with a wood-burning stove set within a fireplace with a wooden plinth. Adjacent is a dining room which overlooks the front, and there is a downstairs cloakroom. Upstairs, there are two double bedrooms and a single bedroom with an airing cupboard in the corner. The family bathroom has a bath and overhead shower.

Outside, a long driveway approaches a parking area for several cars with an electric charging point. There is a pretty garden to the front and rear, mainly laid to lawn. At the side of the cottages there is a fenced additional garden area with a shed, mature fruit trees and raised timber vegetable beds.

Extending in all to 473 sq.ft, the excellent outbuilding comprises an insulated garage/office with a storage room above.

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 cottage located on the left-hand side.

Postcode: GL8 8RX

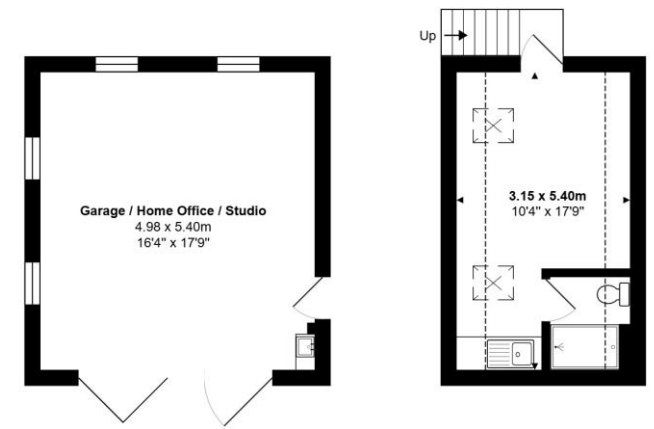
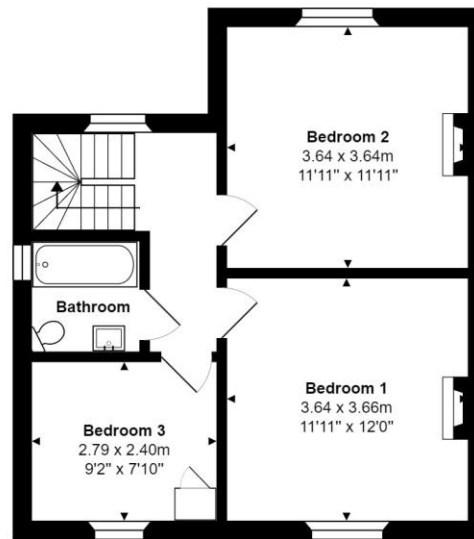
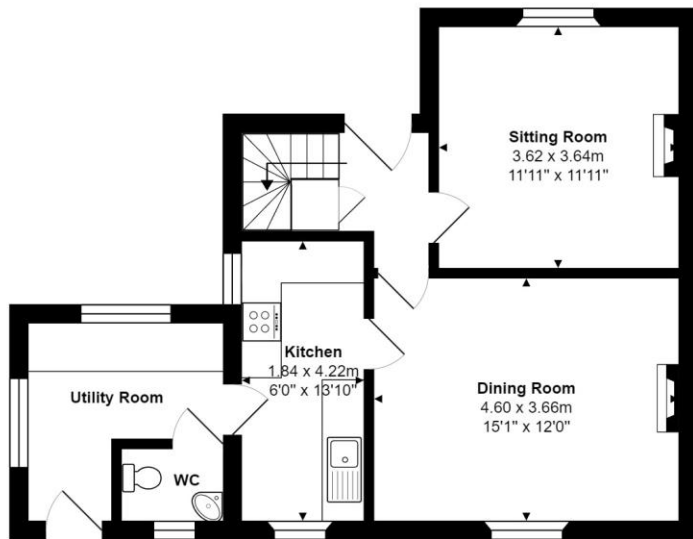
What3words: ///villa.cycles.duties



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		87
C	(69-80)		
D	(55-68)	62	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



3, Pike Cottages, Cirencester Road, Tetbury, GL8 8RX



Total Area: 43.9 m² ... 473 ft²

All measurements are approximate and for display purposes only

Total Area: 98.5 m² ... 1060 ft²

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