



Bird Cottage, 14 Cottons Lane, Tetbury, Gloucestershire, GL8 8DP

Cotswold stone cottage
Outstanding picturesque setting overlooking
the Cutwell valley
Beautifully presented with charming
period features
Brand new heating system
2 bedrooms
Living room with wood-burning stove
Fitted kitchen
Fantastic garden studio
South-facing garden with landscaped terraces



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £395,000

Approximately 550 sq.ft excluding studio

‘Commanding an outstanding picturesque and peaceful position overlooking the Cutwell valley, this Cotswold stone cottage has been significantly upgraded accompanied by an excellent garden studio and south-facing garden’



The Property

This end of terrace Cotswold stone cottage occupies an outstanding position down a quiet side street close to the town centre boasting uninterrupted views over the Cutwell valley. The cottage enjoys a lovely sunny south-facing aspect and is a charming retreat whilst being conveniently located just a short distance to many amenities. The current owner has made significant improvements including installing a brand new gas central heating system through a combi boiler, new carpets throughout, and constructing a fantastic studio within the garden.

The accommodation is beautifully presented and takes full advantage of the elevated views. The ground floor comprises a characterful living room with stone fireplace and wood-burning stove inset, whilst the timber fitted kitchen is complemented by a breakfast bar. On the first floor, there is a double bedroom and a single bedroom fitted with a storage bed. The bathroom is equipped with a shower over the bath.

The garden studio is an excellent addition and can accommodate a range of needs from a home office, hobby room, and guest bedroom suite. The studio room is accompanied by a WC and has plumbing for a washing machine.

The garden is a superb feature and thoughtful landscaping has been undertaken commanding the picturesque and peaceful setting. From the cottage and the studio, there is a patio terrace adjoining a sloping lawn which leads to a bottom sun terrace overlooking the field below. A pergola has been designed over the seating area and there is a timber shed to the side. On street parking is available on West Street and West Street public carpark provides further options including permits.

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. 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 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 mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band C.

Directions

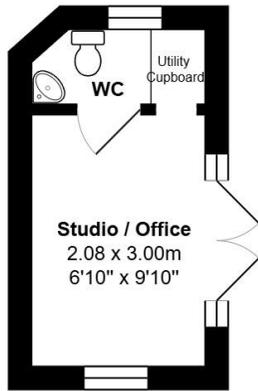
From The Market Place, head along Church Street (A433) and down the hill towards the bridge to take the second turning on the right into West Street. Proceed along and bear left onto Cottons Lane to locate the pedestrian gate on the left at the end of the row of terraces.

Postcode GL8 8DP

What3words: ///presses.retrieves.curtains



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

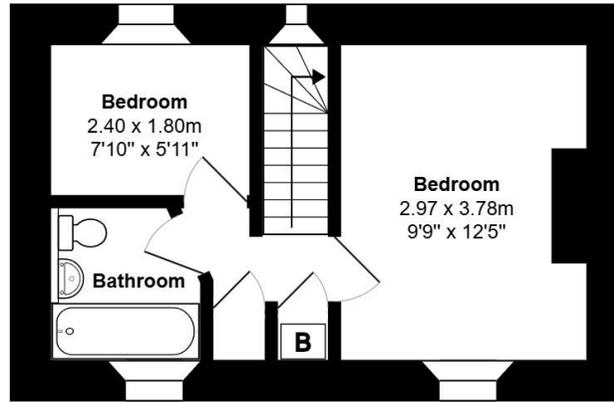


Outbuilding

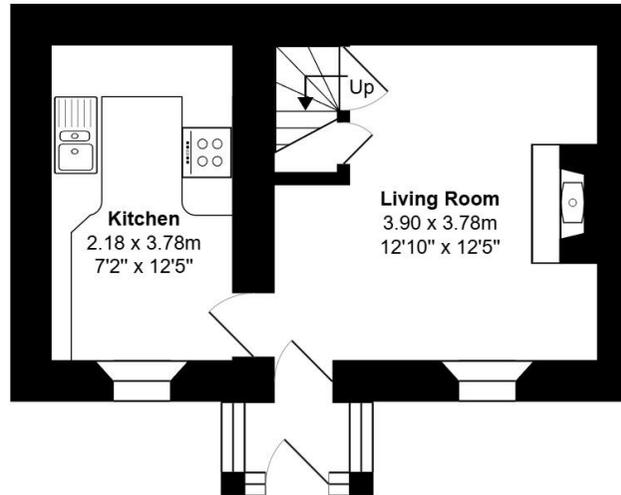
Total Area: 59.4 m² ... 639 ft²

Cottage Area: 51.1 m.sq. ... 550 sq.ft.

All measurements are approximate and for display purposes only



First Floor



Ground Floor



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