



JAMES PYLE & CO.



52 West Street, Tetbury, Gloucestershire, GL8 8DR



Detached Cotswold stone period cottage  
 Fantastic views over the Cutwell valley  
 Scope to improve  
 3 double bedrooms  
 Large south-facing garden  
 Private off-street parking and outbuilding  
 Living room with wood-burner  
 Fitted kitchen  
 Easy walking distance to the town centre  
 No onward chain



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

**Offers in excess of £550,000**  
 Approximately 1,400 sq.ft excluding outbuilding

‘Set within a superb position overlooking the Cutwell valley, this detached Cotswold stone period cottage has the rare advantage of private off-street parking and a large south-facing garden’



## The Property

This detached period cottage occupies an excellent position just a short stroll from Tetbury's town centre and enjoys stunning elevated views over the Cutwell valley and the countryside beyond. The cottage is filled with natural light through the southerly aspect and now requires general upgrading with the accommodation extending in all to 1,400 sq.ft.

The ground floor is entered through a side hall which provides access through to the garden and the kitchen/breakfast room. The kitchen has a built-in dishwasher and breakfast bar, off which is a utility room and WC. The light and airy living/dining room has a wood burning stove and stairs up to the first floor. There are two double bedroom and a bathroom with both separate bath and shower. On the top floor there is a further double bedroom with far

reaching views.

The large garden is south-facing and terraced over three principal levels predominately laid to lawn with a timber decking off the living room, perfect for alfresco dining. At the foot of the bottom lawn, a gate leads to a workshop/store which has power whilst steps lead down to a private parking bay accessed from Cotton Lane which is such a rarity for Tetbury town centre.

## 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 water, electrics and drainage. 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 website, please check the website for more information. Cotswold District Council Tax Band E.

## Directions

From the Market Place, follow Church Street towards Bath, then take the next right hand turn into Old Brewery Lane. Follow the road around pass the car park and at the end of the road take the right hand turn into West Street. Locate the property down the lane on the left hand side.

Postcode GL8 8DR

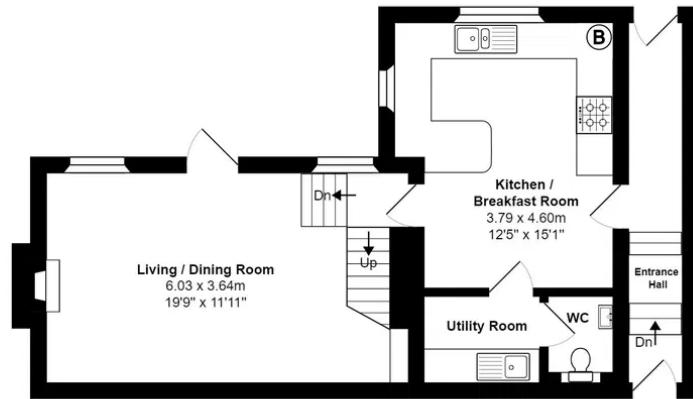
What3words: ///deputy.bothered.tacky



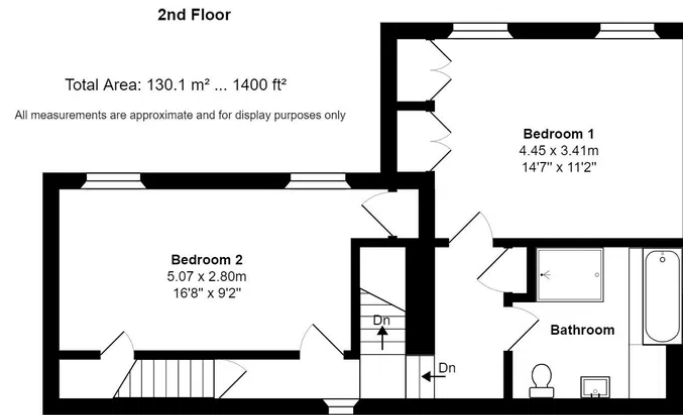




| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 58                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|   | EU Directive 2002/91/EC |           |



Ground Floor



1st Floor



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