



Mead Cottage, 4 London Road, Tetbury, Gloucestershire, GL8 8JL



Terraced Cotswold stone cottage  
 Beautifully presented updated accommodation  
 Magnificent principal bedroom with vaulted ceiling and free-standing bath  
 Living area with cosy wood-burning stove  
 Modern fitted kitchen  
 Easy to maintain courtyard garden  
 Convenient town centre position  
 Perfect second home or holiday let  
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £335,000**

Approximately 618 sq.ft

‘This charming Cotswold stone cottage has a beautiful update interior and is conveniently located in the very heart of Tetbury close to many amenities’



## The Property

Mead Cottage is a charming character cottage situated in a prime position within striking distance to many amenities and Tetbury Town Centre. The cottage is beautifully presented having been thoroughly updated with new flooring, double glazed windows and doors.

The cottage has a pretty natural stone frontage and internally the accommodation extends to 618 sq.ft arranged over two floors. The ground floor is open plan and opens to a cosy front reception room featuring a wood burning stove, leading into the fitted kitchen. A door from the kitchen leads to the rear courtyard garden, which benefits from a stone store with water and electricity, perfect for a useful utility space.

The first floor is accessed by a wood and metal spiral staircase and opens to the

principal bedroom with a magnificent high vaulted ceiling and a free standing bath and sink. To the rear is a versatile dressing room/occasional second bedroom with a separate toilet off it. On-street parking is readily available on London Road or neighbouring streets.

## 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 A.

## Directions

From the Market Place, proceed down Long Street and bear into London Road and locate the property on the left hand side.

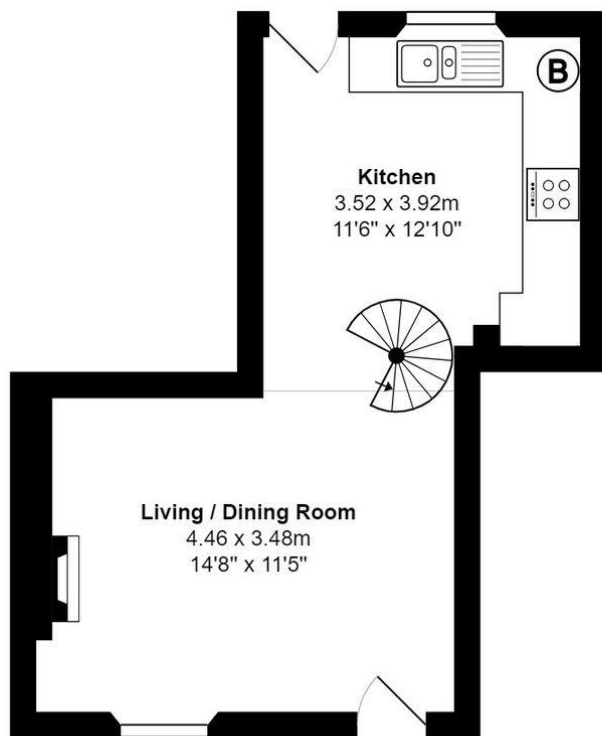
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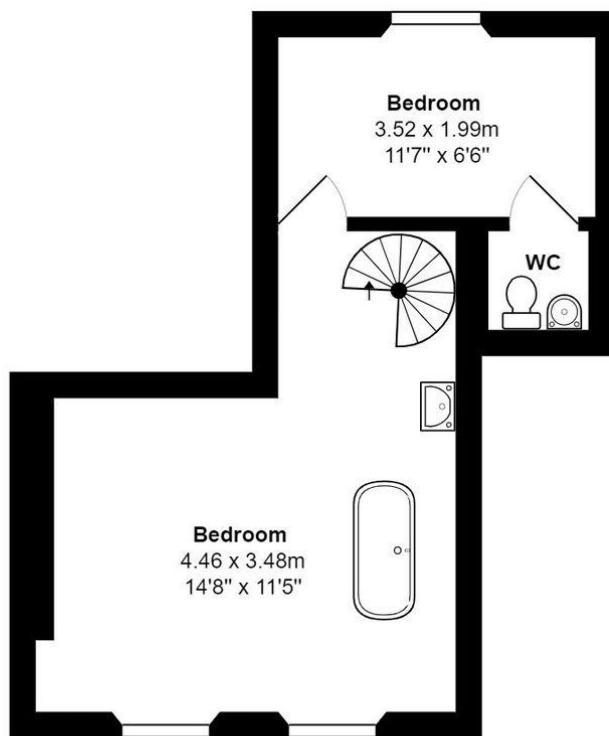








Ground Floor



First Floor

Total Area: 57.5 m<sup>2</sup> ... 618 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |         |                 |
|---------------------------------------------|---------|-----------------|
|                                             | Current | Potential       |
| Very energy efficient - lower running costs |         |                 |
| 92-100 <b>A</b>                             |         | 87              |
| 81-91 <b>B</b>                              |         |                 |
| 69-80 <b>C</b>                              | 69      |                 |
| 55-68 <b>D</b>                              |         |                 |
| 39-54 <b>E</b>                              |         |                 |
| 21-38 <b>F</b>                              |         |                 |
| 1-20 <b>G</b>                               |         |                 |
| Not energy efficient - higher running costs |         |                 |
| EU Directive 2002/91/EC                     |         | England & Wales |

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