



JAMES PYLE & Co.



4 The Green, Tetbury, Gloucestershire, GL8 8DN



Cotswold stone Grade II Listed townhouse  
 Stunning interior with a high quality finish  
 Thoroughly renovated and upgraded  
 2 double bedrooms  
 2 shower rooms with underfloor heating  
 Superb sitting room and open plan kitchen  
 Private courtyard  
 Centrally located in the heart of Tetbury  
 Views across the church opposite  
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Guide Price: £465,000**

Approximately 910 sq.ft including mezzanine

‘This Cotswold stone townhouse has been the subject to a truly stunning transformation having been thoroughly renovated finished to an exacting standard’



## The Property

4 The Green is an exceptional Grade II Listed townhouse situated opposite the church within the very heart of Tetbury just a moments' walk from an abundance of shops and eateries. Dating back to the 1800s and constructed of natural Cotswold stone, this attractive period property has undergone a truly outstanding transformation having been thoroughly renovated to an exacting standard and stylishly presented throughout.

The ground floor layout has been designed as open plan comprising a sitting room and kitchen with limestone flooring beneath. At the focal point of the sitting room is a magnificent inglenook fireplace beside a charming oval stone window overlooking the picturesque side street. Benefitting from underfloor heating, the superb kitchen includes an integrated Neff induction hob, an ElectriQ oven, along with an integrated Logik dishwasher. Stylish contemporary Marlin aluminium glazed doors open to the decked rear courtyard area which has external up-lighting against a traditional dry-stone wall. Classic

turner staircases span across the three floors. On the first floor there is a double bedroom with a shower room. The principal bedroom suite occupies the entire second floor and is most impressive with a spectacular vaulted ceiling and mezzanine floor above. The suite comprises a dressing room, double bedroom and en-suite shower room. Both of the shower rooms have under floor heating (along with wall hung Duravit WC's and basins) whilst the bedrooms enjoy delightful views of St Mary's church.

This wonderful period home is ready to move straight into with no onward chain and lends itself as a holiday cottage or second home as well as a primary residence. Other significant upgrades include re-wiring, a new Worcester combi-gas boiler and Turnbull & Scott radiators, and new conservation windows, along with Edward Bulmer paint colours throughout. On street parking is available on The Green and adjoining streets whilst the West Street public car park is located across the street.

## 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 B.

## Directions

From the Market Place, head towards Bath along Church Street and turn left onto The Green next to the church. The cottage is located on the left.

Postcode GL8 8DN

What3words: ///continues.paradise.lengthen

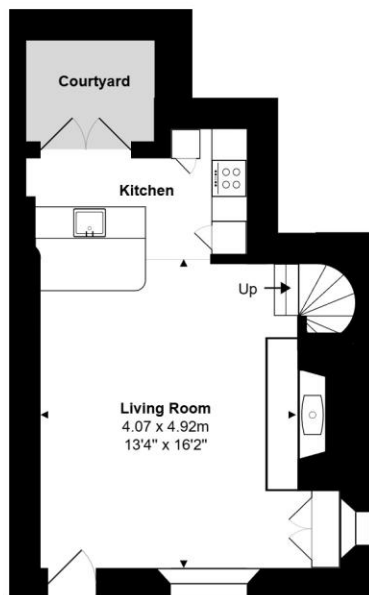




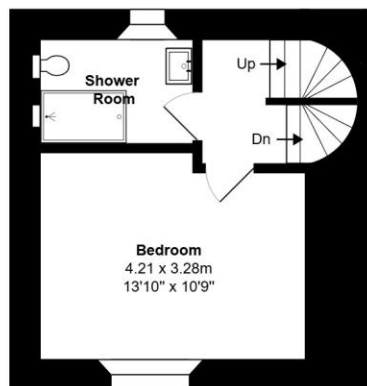


Total Area: 84.6 m<sup>2</sup> ... 910 ft<sup>2</sup> (excluding courtyard)

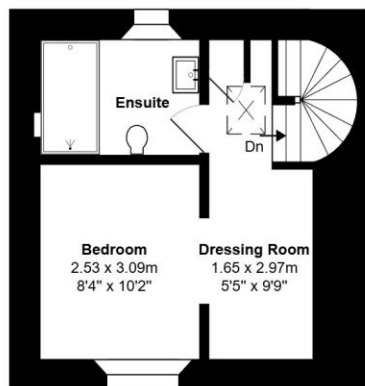
All measurements are approximate and for display purposes only



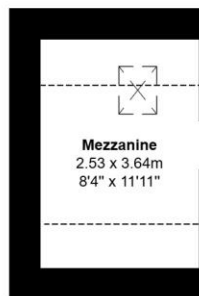
Ground Floor



First Floor



Second Floor



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