



Ramparts, 54 West Street, Tetbury, Gloucestershire, GL8 8DR

Detached period house
 Superb southerly position overlooking the
 Cutwell valley
 Beautiful updated interior
 Private off-street parking for 2 cars
 3 double bedrooms
 2 reception areas and study
 Kitchen/dining room
 2 bathrooms
 Large sunny garden



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £945,000

Approximately 1,808 sq.ft excluding outbuildings

‘This beautifully presented detached period house is very impressive occupying a large south-facing plot with private off-street parking, just a few minutes walk from the town centre’

The Property

Ramparts is an excellent detached period home situated within an outstanding southerly position overlooking the Cutwell valley and located just a short convenient distance of Tetbury town centre. The property is accompanied by a beautiful generous garden and the fantastic rare addition of private off-street parking, whilst internally the property has been largely extended and superbly updated. The substantial accommodation is tastefully presented throughout and extends to over 1,800 sq.ft.

The ground floor configuration has been thoughtfully designed as predominately open plan linking the reception areas and allowing for plenty of natural light through large windows. There are two reception areas both featuring fireplaces and wood-burning stoves inset, alongside the kitchen/dining room. The stylish kitchen is arranged around a central island with induction hob and further integrated appliances as well as benefitting from a walk-in pantry to the side. There is a WC on the ground floor. A lower ground floor level comprises a utility room and a versatile study which can accommodate a fourth bedroom. On the

first floor, there are three double bedrooms. The principal bedroom enjoys fantastic views across the valley and has an en-suite adjoining with both a shower and bath. There is a separate shower room serving the other two bedrooms.

To the side of the property, there is private off-street parking for two cars which is a rare advantage for this sought-after position. The sunny south-facing garden is also a rarity being far larger than average. Gently sloping, the lawns incorporate wildflowers and fruit trees. There is a patio terrace adjoining the house and a further seating area at the far end beside a picturesque pond. There are two stone-built stores providing great external storage and both have power connected. In addition, there is a large timber shed located at the foot of the garden.

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 Forestry 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. Ultrafast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and

broadband checker, please see the website for more information. Cotswold District Council Tax Band D.

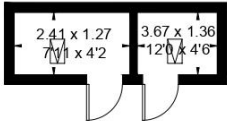
Directions

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. The parking is located beside the property on the left in front of Woosack Cottage.

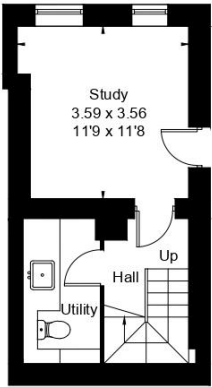
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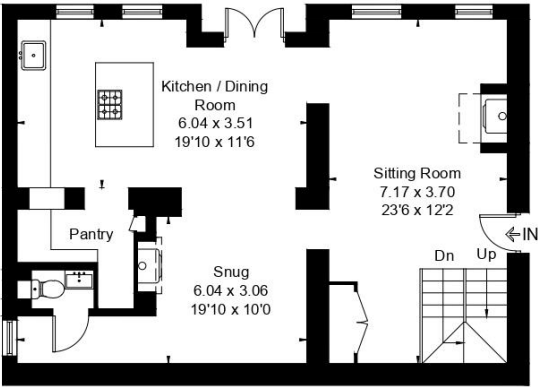
Approximate Floor Area = 168.0 sq m / 1808 sq ft
Outbuilding = 5.5 sq m / 59 sq ft
Total = 173.5 sq m / 1867 sq ft



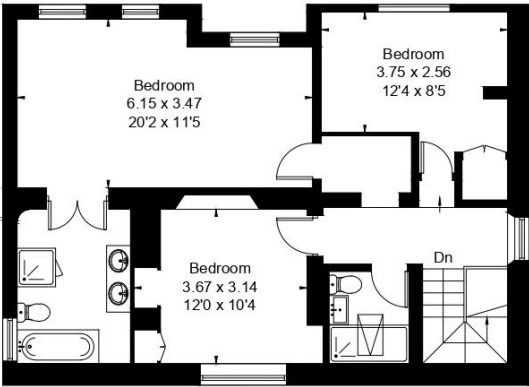
Outbuilding
(Not Shown In Actual
Location / Orientation)



Lower Ground Floor



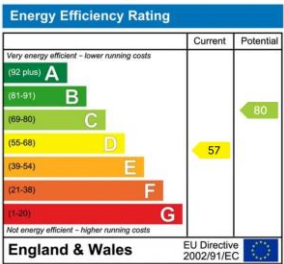
Ground Floor



First Floor



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