



JAMES PYLE & CO.



The Pike, 1 Pike Cottages, Ilsom, Tetbury Gloucestershire, GL8 8RX



Detached Cotswold stone period house  
2 bedrooms  
2 reception rooms  
Fitted kitchen  
Gated private driveway and timber garage  
Easy to maintain garden  
1 mile from the town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £525,000**

Approximately 1,012 sq.ft excluding garage

‘Located 1 mile from the town centre, this detached former tollhouse offers well-proportioned 2 bedroom accommodation with private gated parking’



### The Property

The Pike is a detached period house situated on the edge of Tetbury 1 mile from the town centre, 6 miles from Kemble train station, and a 12-minute drive to Cirencester. Originally a tollhouse, the property is constructed of natural Cotswold stone and has the benefit of double glazing with secondary glazing internally. The accommodation has been well-maintained and extends to around 1,012 sq.ft.

The spacious ground floor layout includes two dual-aspect reception rooms both with fireplace focal points. The kitchen is fitted with an extensive range of units and an Aga range cooker. Upstairs on the first floor there are two double bedrooms and a modern bathroom fitted with both a free-standing bath and walk-in shower.

Externally, the property is set behind double

gates opening to a front driveway beside a timber garage which has power connected. There is a small front lawn and a further garden area to the side which has been landscaped with an artificial lawn and established borders.

### 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, private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. 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 E.

### Directions

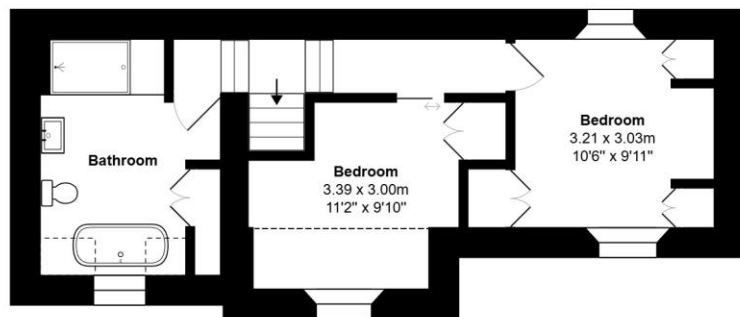
From Tetbury centre, follow London Road towards Cirencester and proceed to leave the town. At the crossroads, locate the property on the right hand side. Take the right hand turn onto Cirencester Road and the driveway is immediately on the right.

Postcode GL8 8RX

What3words: ///stoppage.folk.assembles





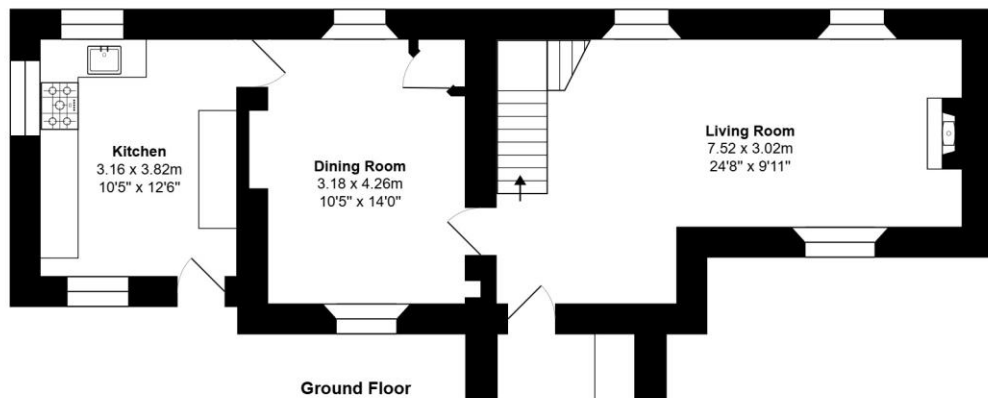


First Floor

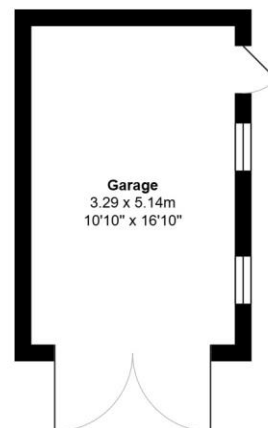


Total Area: 94.1 m<sup>2</sup> ... 1012 ft<sup>2</sup> (excluding garage)

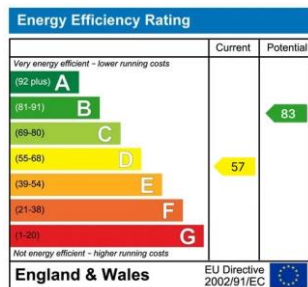
All measurements are approximate and for display purposes only



Ground Floor



Garage  
3.29 x 5.14m  
10'10" x 16'10"



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