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1A Silver Street, Tetbury, Gloucestershire, GL8 8DH

A truly unique, Grade II Listed period property situated in the heart of Tetbury offering spacious accommodation across three floors.

This unique home sits within a sought-after position of the town at the head of Gumstool Hill, and just a few steps away from all the cafés, restaurants, independent shops and boutiques nearby. The property itself boasts a wealth of period and quirky features throughout its three floors, yet offers practical and well-proportioned accommodation.

Entering the property's front door leads into the private hallway, where there is a door to the kitchen and stairs to the first floor. The kitchen is a charming room that is filled with natural light owing to a large sash window that also features a window seat, and there is enough space for a dining table too. A range of sympathetic fitted units run along one side of the room that comprise an integrated oven, electric hob and dishwasher. There is space and plumbing for a freestanding washing machine and space for a fridge freezer. The kitchen is completed with a recently installed, stone worktop.

Rising to the first floor there is a spacious landing that provides access to the sitting room, second bedroom and the principal bathroom plus a door that has the stairs up to the second floor. The sitting room is at the front of the property, boasting another large sash window overlooking the head of Gumstool Hill and also enjoying lovely high ceilings giving it a real grown-up reception room feel. The second bedroom is a generous double with two windows out to Silver Street, whilst the bathroom sits adjacent and is fitted with a white suite that has a shower over the bath.

Continuing up onto the second floor is the master bedroom. This is an impressive space that is accompanied by a mezzanine area currently used as a study but has a number of other uses. The whole space enjoys a vaulted ceiling that showcases exposed beams throughout. To one side of the bedroom area is a walk-in wardrobe, and an en-suite shower room.

On the ground floor the front door is accessed via a communal hallway which provides access to the two neighbouring properties as well. There are a number of storage cupboards within this area; one housing the gas central heating boiler, another the water cylinder plus bin and recycling storage.

We understand the cottage is connected to all mains services: electricity, water, gas and drainage. Council tax band C (Cotswold District Council). The property is Grade II listed. The accommodation benefits a great level of quietness due to its acoustic secondary glazing fitted throughout.



The property is leasehold, with the owners owning a share of the freehold. The lease is 999 years, with 977 years remaining. There is a service charge of £100pcm.

EPC – Exempt (Grade II Listed).

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for antique shops and its Royal connection to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

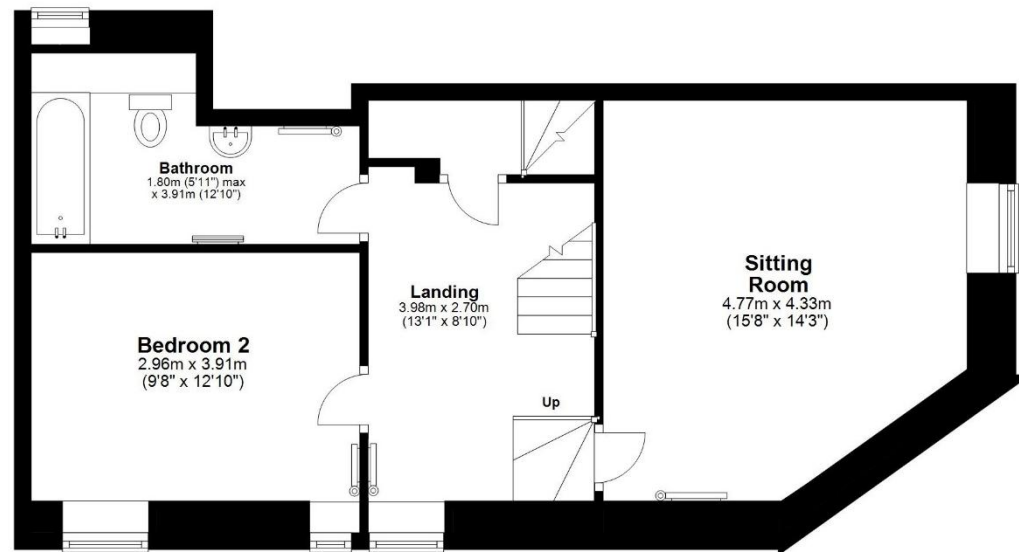


**Guide Price £289,000**



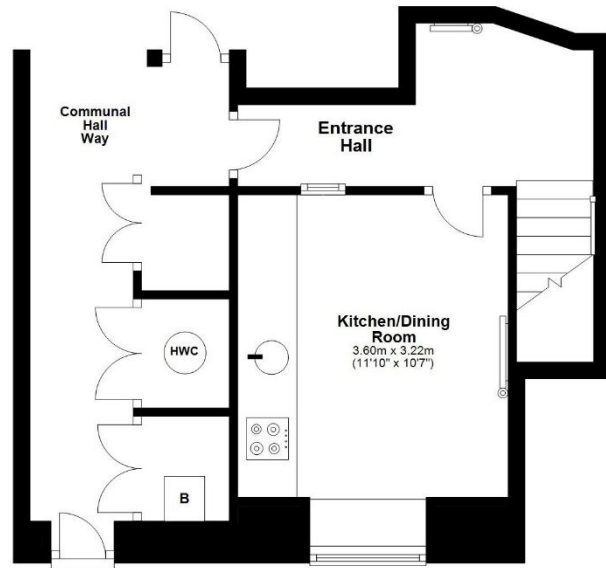
## First Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



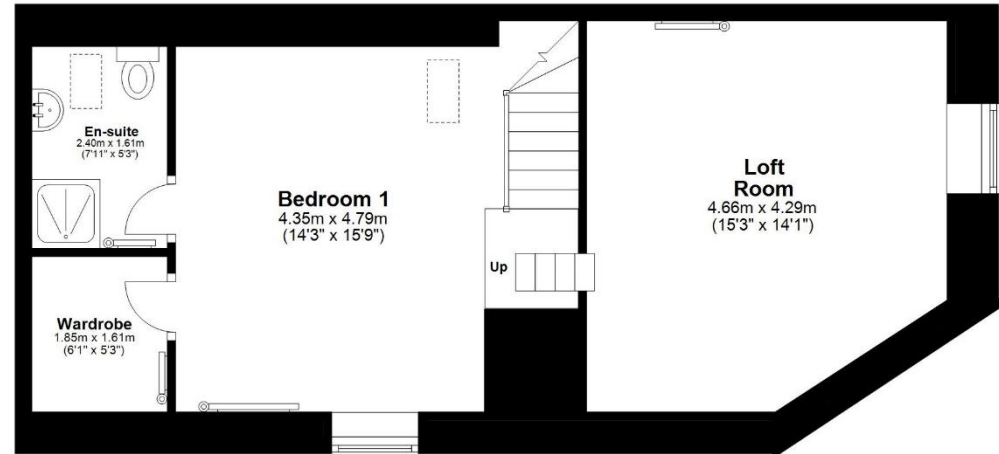
## Ground Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



## Second Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



Total area: approx. 136.0 sq. metres (1463.9 sq. feet)