



hunter
french

Underbridge, Shipton Moyne, Tetbury, GL8 8PJ

Just moments from Tetbury, an idyllic detached Cotswold stone cottage set within mature, south-facing grounds, complete with a detached garage and useful outbuildings.

Underbridge is a charming and quintessential Cotswold home, ideally positioned between the historic market town of Tetbury and the picturesque village of Shipton Moyne. Offering approximately 1,878 sq. ft. of well-balanced accommodation, the property beautifully combines period character, such as flagstone flooring and exposed beams, with modern additions including double-glazed timber windows, central heating, and a wood-burning stove. This delightful home is perfectly suited as a family residence, while the extensive gardens will particularly appeal to keen gardeners.

A charming wooden front door opens into a welcoming entrance hall, where flagstone flooring continues throughout and there is ample space for coats and footwear. The hallway runs through the heart of the cottage, providing access to all principal ground floor rooms, as well as a cloakroom with W.C. and stairs rising to the first floor. To the front of the cottage are two characterful reception rooms. The principal sitting room enjoys a triple aspect, filling the space with natural light and offering lovely views over the garden. A feature fireplace with a timber beam mantel and wood burner creates a cosy focal point, while a glazed door provides direct garden access. The second reception room also benefits from a dual aspect and exposed beams, offering flexibility as a dining room, snug, or study.

Across the hallway lies a generous kitchen/breakfast room, overlooking the garden. Fitted in a traditional cottage style with wooden wall and base units, it features an Aga, Belfast sink, and integrated electric oven and hob. There is space and plumbing for a washing machine and dishwasher, neatly concealed behind matching cabinetry. A dedicated breakfast area provides space for informal dining, with a further door opening onto a patio terrace that is ideal for outdoor entertaining.

Upstairs, a split-level landing leads to three well-proportioned double bedrooms, each enjoying a dual aspect and fitted wardrobes. The spacious bathroom is finished in neutral stone tiling and includes a white suite with a double-ended bath, separate shower, vanity basin, and a W.C.

Externally, the property is approached via a gravel driveway providing ample off-street parking with a detached stone garage that sits alongside. The main garden wraps around the side and rear of the cottage and is predominantly laid to lawn, complemented by a pond, mature shrubs, hedging, and a pergola adjoining a generous patio terrace — perfect for summer entertaining.



A timber summerhouse, complete with power and lighting, offers excellent potential as a home office or additional living space. Beyond the garage is a further garden area, ideal for a kitchen garden or orchard, already equipped with a greenhouse and timber shed.

The property is connected to mains electricity and water, with oil-fired central heating and drainage via a private treatment plant. The property is freehold. Council Tax Band G (Cotswold District Council).

EPC rating: E (39).

The nearby town of Tetbury is renowned for its historic charm and royal connections, notably Highgrove House, the country residence of King Charles III. The town offers an excellent selection of independent shops, cafés, pubs, and restaurants, alongside everyday amenities and well-regarded schools.

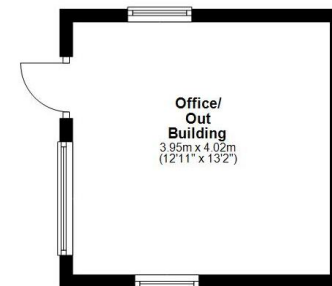
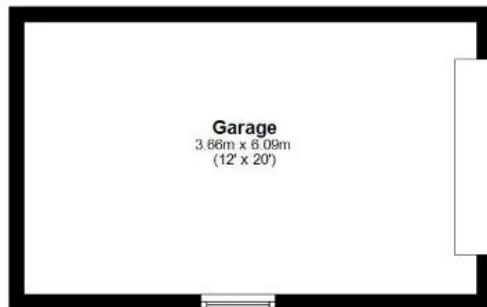
For commuters, Kemble Station—approximately seven miles away—provides direct rail services to London Paddington, while the M4 and M5 motorways offer convenient access to Bath, Bristol, and beyond.

Guide Price £895,000



First Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



Ground Floor

Main area: approx. 96.9 sq. metres (1042.7 sq. feet)
Plus outbuildings, approx. 10.8 sq. metres (116.0 sq. feet)



Main area: Approx. 174.5 sq. metres (1878.7 sq. feet)
Plus outbuildings, approx. 15.8 sq. metres (170.6 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk