

39 The Chipping, Tetbury, Gloucestershire, GL8 8EU

End of terraced house
 Prime position on the historic Chipping Steps
 3 bedrooms
 Open plan kitchen/dining room
 Living room
 Bathroom and en-suite
 Lovely garden
 Picturesque setting close to all amenities
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £585,000

Approximately 1,350 sq.ft excluding studio



‘Boasting a prime position on Tetbury's historic Chipping Steps with a wonderful garden, a beautifully presented 3-bedroom house’

The Property

39 The Chippings is a charming home located within a favourable position at the foot of Tetbury's historic Chippings Steps. This picturesque cobbled stone setting, situated in the heart of the town with its many amenities so close, perfectly encapsulates the Cotswolds. The house itself is most deceptive, whilst it alone was constructed in the 1950's (with as such modern conveniences) it is sympathetically totally in keeping with all its 18th Century neighbours. Deceptive too, internally the accommodation is much more spacious than one would assume from its exterior. The accommodation is well presented and updated in recent times, arranged over two floors and extended to around 1,350 sq.ft. A sizeable accessible attic is ripe for conversion for anyone ambitious.

The ground floor entrance hall opens to front living room, kitchen, cloakroom and good under stair cupboards. The well-sized yet cosy living room features a gas lit log fire, and a

sliding barn door opens into the dining room. The dining room is open plan to the modern fitted kitchen and is filled with light connecting superbly to the garden. There is also a utility room with a further door to the terrace. Upstairs there are three bedrooms. The main one overlooking the garden has an en-suite shower room and to the front is a family bathroom.

The garden is a lovely feature of the property and unusual for The Chippings and boasts the rare advantage of private side access. Within the garden is a fantastic 'Room' currently being used as a designer's studio. There is ample seating on the terrace adjoining the house and steps down to the lawn and shingled area with a further sitting spot. On street parking is adjacent to the house and there are car parks in the vicinity either way.

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. Just a short stroll away is the Tetbury Good Sheds Art Centre and cafe which hosts music and theatre performances, cinema, workshops and talks. 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 gas-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band E.

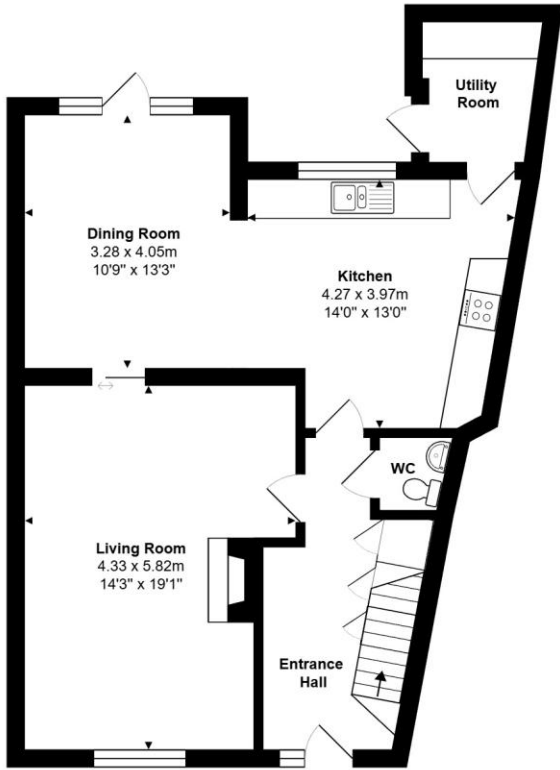
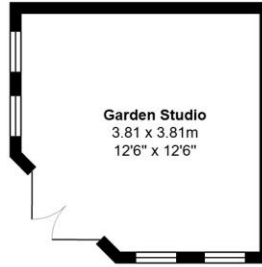
Directions

From The Market Place, head past the Snooty Fox onto The Chipping Street. Follow the road down the hill and on the bend, the property is located on the right across the green and down the steps.

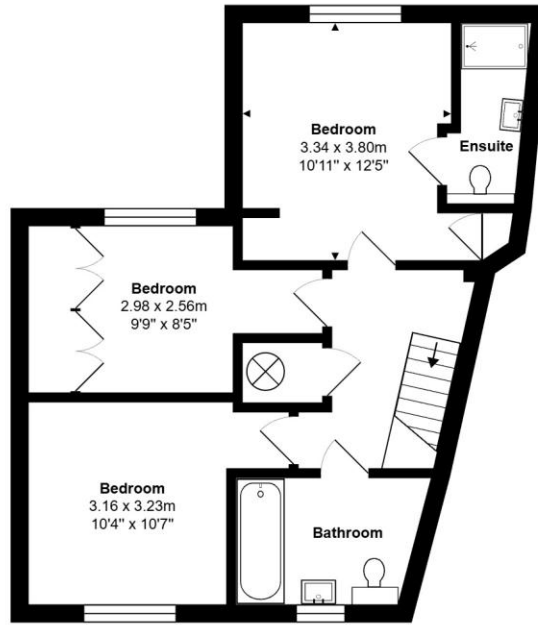
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100 (94-100)	A		82
91-100	B		
81-90	C		
69-80	D		
55-68	E	66	
39-54	F		
1-38	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 125.5 m² ... 1350 ft² (excluding garden studio)

All measurements are approximate and for display purposes only



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