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Bird Cottage, 14 Cottons Lane, Tetbury, Gloucestershire, GL8 8DP

Idyllically positioned overlooking the picturesque Cutwell Valley, this charming two-bedroom cottage enjoys a prime setting in the very heart of Tetbury. Just a short stroll from the town centre, it perfectly balances convenience with a sense of peace and tranquillity.

Beautifully updated by the current owner, Bird Cottage combines character with modern comfort. Enhancements include a newly installed central heating system and the addition of a versatile detached garden room. Constructed of classic Cotswold stone, the cottage boasts stunning views across the valley, enjoyed both from the house and its generously sized garden. Situated on Cottons Lane, just south of the town centre, the property is ideally placed within easy walking distance of a wonderful selection of independent shops, cafés, and boutiques. Its southerly aspect ensures an abundance of natural light throughout. The front door opens into a bright glazed porch, leading into a cosy and inviting living room. A striking exposed stone fireplace with a wood-burning stove forms the focal point, complemented by built-in shelving within the alcoves. A front-facing window frames delightful views across the garden.

Adjacent lies a recently fitted shaker-style kitchen, thoughtfully designed with both wall and base units and finished with solid wooden worktops. A breakfast bar adds practicality, while integrated appliances include an electric oven, hob, and extractor hood. There is space for a freestanding fridge freezer, plumbing for a dishwasher, and open oak shelving that enhances the cottage aesthetic while providing additional storage.

Upstairs, the first floor offers two bedrooms and a bathroom. The principal bedroom is a well-proportioned double, enjoying beautiful views, while the second bedroom, positioned at the rear, is ideal as a single room, dressing room, or study. The bathroom is fitted with a classic white suite comprising a bath with shower over, W.C., and wash basin. Two useful cupboards are located on the landing, one housing the central heating boiler.

Externally, the property benefits from a generous, gently sloping landscaped garden designed by the current owner. It features a combination of lawn and well-stocked shrub borders, along with two patio terraces and a pergola at the far end—perfect for outdoor entertaining during the warmer months.



A particularly noteworthy feature is the timber-clad detached outbuilding, fully insulated and equipped with power and water. Currently used as a home office, it also includes a cloakroom with W.C. and space and plumbing for a washing machine, offering excellent versatility.

The property is connected to all mains services, including gas, electricity, water, and drainage. It is offered freehold and falls within Council Tax Band C (Cotswold District Council).

EPC Rating: D (57).

Tetbury itself is a historic wool town set within the Cotswolds Area of Outstanding Natural Beauty, renowned for its royal connections—most notably nearby Highgrove House, the country residence of King Charles III. The town offers a delightful mix of independent retailers, cafés, pubs, and restaurants, along with essential amenities including a supermarket and both primary and secondary schools.

For commuters, Kemble Station—approximately seven miles to the north—provides direct mainline services to London Paddington, while the M4 and M5 motorways are both easily accessible, offering excellent links to Bath, Bristol, and London.



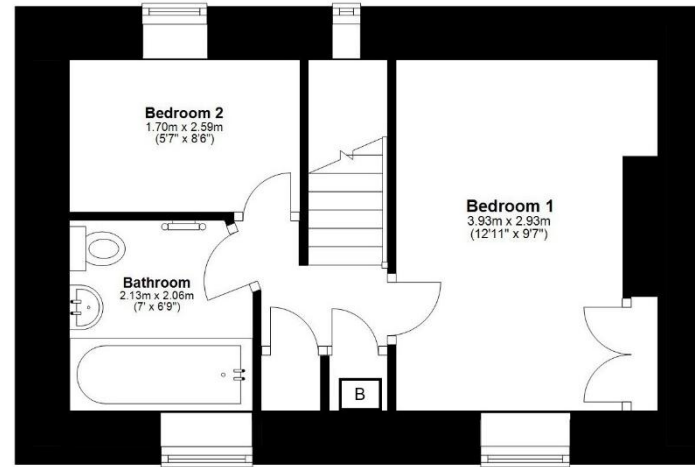
Offers Over £375,000





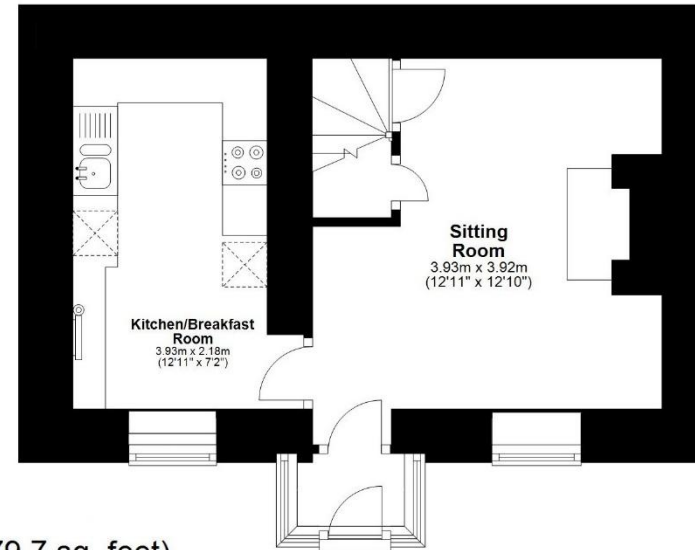
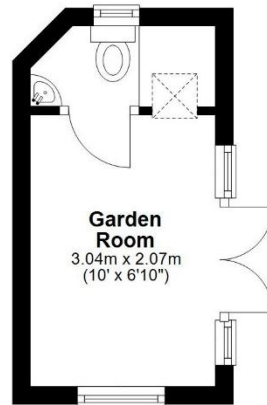
## First Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



## Ground Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)