

hunter
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36 Silver Street, Tetbury, Gloucestershire, GL8 8DL

Situated in a desirable position just on the outskirts of Tetbury town centre, this charming character home offers generous living space, a tiered rear garden, and the rare benefit of off-street parking along with a single garage/storeroom. The property is offered to the market with no onward chain.

Silver Street is a sought-after address located moments from Tetbury's historic market place, providing easy access to an array of independent cafés, boutiques, and restaurants. This particular home enjoys a unique setting beside the leafy Tetbury Trail, where peaceful walks along the former railway line can be enjoyed right from the doorstep.

Owned since 2006, the property has been thoughtfully updated and well maintained, including sympathetic double glazing, upgraded plumbing and electrics, and the restoration of the attractive original Cotswold stone façade. The accommodation extends to approximately 1,512sq.ft (excluding the garage).

A covered porch leads into a spacious entrance hall, featuring a convenient cloakroom with W.C. and basin, doors to the main reception areas, and a staircase rising to the first floor. The standout living space is the impressive sitting room spanning the front of the house, filled with natural light from three sash windows and a side aspect window. A striking exposed Cotswold stone chimney breast with a traditional wood burner forms a central focal point, and the proportion of this space allows great versatility to arrange into two independent zones.

To the rear, the kitchen/dining room is designed for sociable living, offering ample space for a dining table and has a flagstone tiled floor with underfloor heating. It is fitted with a comprehensive range of wall and base units, integrated dishwasher and fridge freezer, and space for both a washing machine and range cooker. Dual-aspect windows and a fully glazed door open onto the patio terrace, enhancing the light and connection to the garden.

The first floor comprises two double bedrooms and a family bathroom fitted with a white suite and shower over the bath. The second floor hosts a third double bedroom along with a separate shower room.

Externally, a gated gravel driveway provides off-street parking and leads to the single garage, which also offers potential for conversion into a home office or utility space (subject to permissions). The rear garden is arranged over three tiers: a patio terrace ideal for entertaining, followed by two low-maintenance artificial lawn levels, with a garden shed and an area of shingle at the far end.



The property is connected to all mains services; gas, electricity, water, and drainage. Council Tax Band D (Cotswold District Council). The property is freehold.

EPC rating: D (62).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association 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.

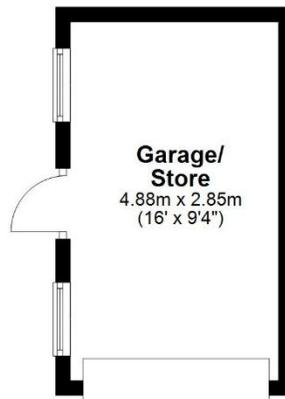
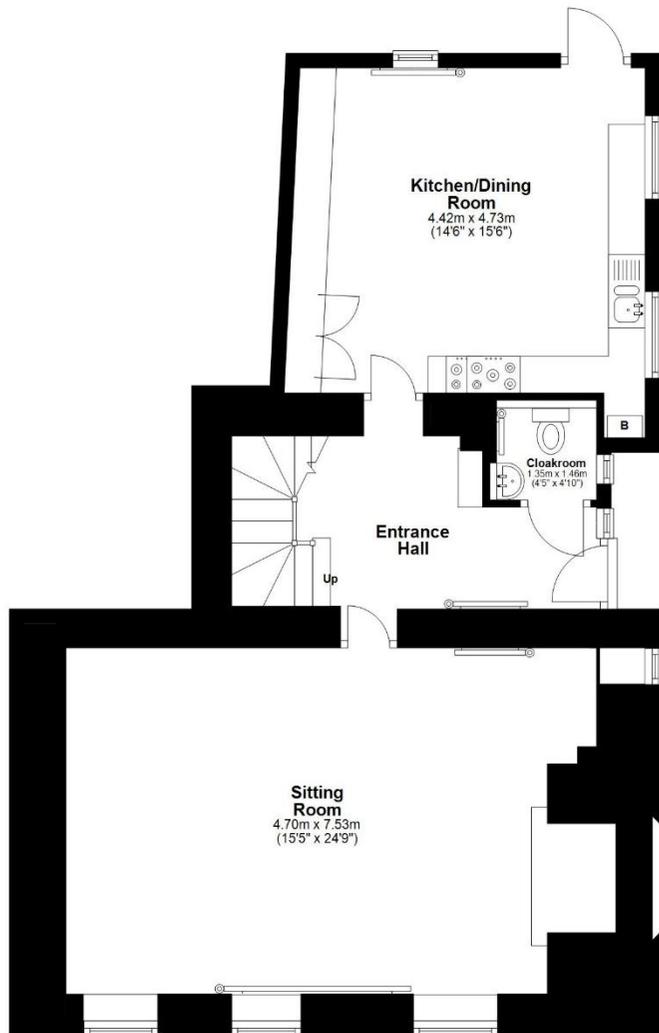
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £675,000



Ground Floor

Main area: approx. 74.4 sq. metres (800.8 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.8 sq. feet)



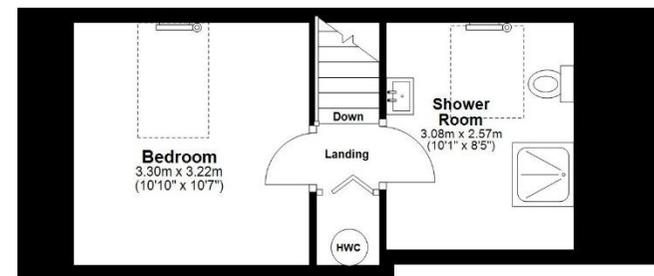
First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Second Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



Main area: Approx. 140.5 sq. metres (1512.4 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.8 sq. feet)