

35 The Chipping, Tetbury, Gloucestershire, GL8 8EU

Grade II listed cottage  
Positioned on Tetbury's historical Chipping Steps  
3 bedrooms  
2 reception rooms  
Scope to update  
South-easterly low maintenance garden  
Picturesque setting  
Close to many amenities  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £425,000**

Approximately 1,219 sq.ft

‘This characterful Grade II listed cottage is positioned on Tetbury's picturesque cobbled Chipping steps overlooking the green and a moments walk from many amenities’



### The Property

Positioned on Tetbury's magnificent cobbled Chipping Steps, this Grade II listed cottage is a charming home dating back to the late 17th Century featuring many lovely characterful attributes such as stone mullion windows and exposed timber beams. The property is offered to the market with no onward chain and has excellent potential for updating and evolving. While enjoying a picturesque setting overlooking a green, the cottage is also conveniently located just a short distance from the centre of this thriving Cotswold town and many amenities.

Arranged over three floors via traditional winder staircases, the accommodation extends to around 1,219 sq.ft. The ground floor comprises an entrance hall to the side, living room with large inglenook fireplace and window seats, and dining room leading to the timber fitted kitchen. A rear lobby has plumbing for a washing machine and access out to the garden as well as a downstairs

bathroom. On the first floor there are two bedrooms, ample built-in storage, and a WC. The rear bedroom has an external door opening to a flat roof which has been previously used as a seating terrace with views over Gumstool Hill and the valley beyond. There is a further bedroom on the top floor featuring beautiful exposed beams and benefitting from a shower adjoining.

The south-easterly rear garden is easy to maintain laid to patio and is fully enclosed with an excellent degree of security. The cottage is approached through a small front garden behind stone walling. On street parking is available within the vicinity as well as permit parking options.

### 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. 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 and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band E.

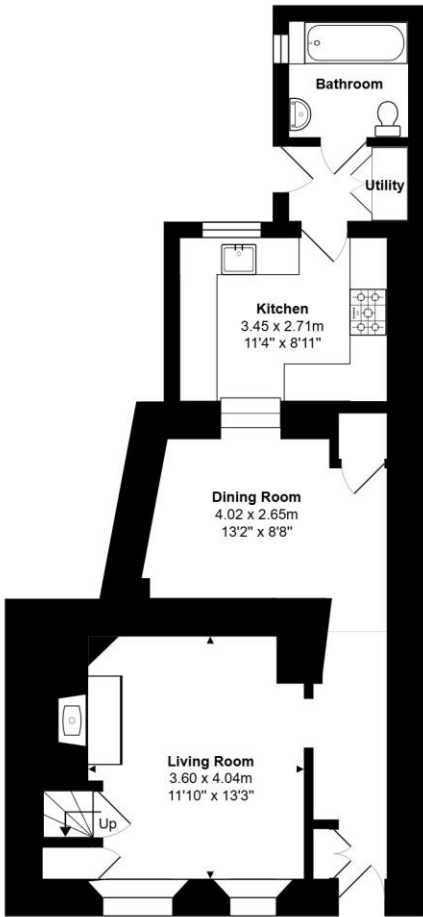
### Directions

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.

Postcode GL8 8EU

What3words: ///tarnished.amazed.monk



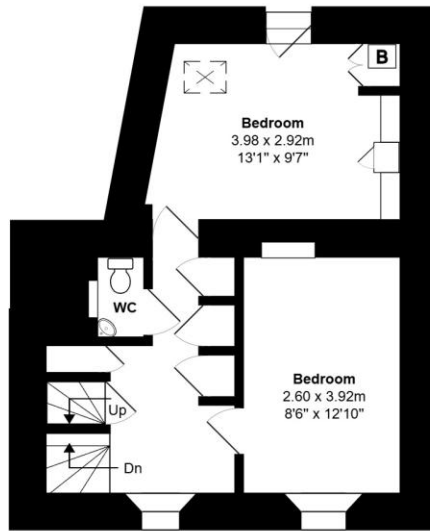


Ground Floor

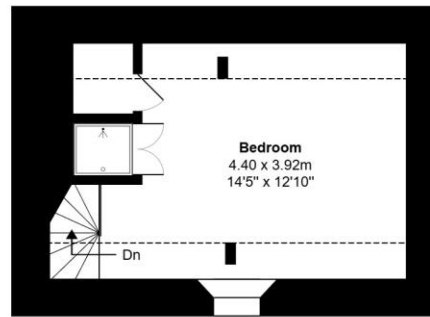


Total Area: 113.2 m<sup>2</sup> ... 1219 ft<sup>2</sup>

All measurements are approximate and for display purposes only



First Floor



Second Floor

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