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6 New Church Street, Tetbury, Gloucestershire, GL8 8DT

An attractive two-bedroom, Grade II listed Cotswold townhouse positioned in the heart of Tetbury, currently run as a successful holiday rental. Offered to the market with no onward chain and complemented by a courtyard garden.

New Church Street sits just off the town centre, just a few steps from the collection of restaurants, cafés and independent boutiques that Tetbury has to offer. This well-maintained and immaculately presented Grade II listed property is full of charm and character, including sash windows, fireplaces and exposed beams. The accommodation is arranged over three floors and extends to approximately 702sq.ft.

Entering via the front door, the sitting room features a focal fireplace with a decorative wooden surround and a wood burner, and the room is filled with natural light from the tall sash window to the front. To the rear are stairs rising to the first floor and a door leading into the kitchen. The kitchen is fitted with a bespoke range of base units along one side of the room, including an integrated electric oven, gas hob and undercounter fridge. There is also space and plumbing for a dishwasher, along with a useful shelved cupboard on the opposite side, and a further utility cupboard housing the gas central heating boiler with space and plumbing for a washing machine. The kitchen provides space for a table and chairs, with a window and part-glazed door opening onto the courtyard.

On the first floor is the first of the two double bedrooms, along with the principal bathroom. The bedroom is well-proportioned and benefits from a sash window to the front. The bathroom is fitted with a white suite comprising a bath with shower over, W.C. and a sink set within a bespoke vanity unit with a stone worktop. The room is finished with a combination of natural stone tiles and painted panelling, and is lit by a skylight window.

From the landing, a door opens to stairs rising to the second floor, which houses the second double bedroom and an accompanying en-suite shower room. This top-floor bedroom enjoys a dual aspect with windows to the front and rear, along with a vaulted ceiling showcasing exposed, whitewashed beams. The shower room also benefits from a skylight window and neutral tiling to the wet areas.

The rear courtyard is a pleasant space laid with flagstone paving and bordered on two sides by Cotswold stone walling. It provides space for an outdoor dining table and chairs, perfect for al fresco dining during the summer months.



The property has been run as a successful holiday cottage for several years and, whilst ideal for continuing this use, would also make a delightful town-centre home.

The property is connected to all mains services, including gas, electricity, water and drainage. Council Tax Band C (Cotswold District Council). The property is freehold and Grade II listed.

EPC – Exempt.

Tetbury is a historic Cotswold market town set within an Area of Outstanding Natural Beauty, renowned for its royal connections, including nearby Highgrove House, the country residence of King Charles III. The town offers a charming mix of independent shops, cafés, pubs and restaurants, alongside everyday amenities such as a supermarket and well-regarded 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 easily accessible, offering excellent links to Bath, Bristol and London.

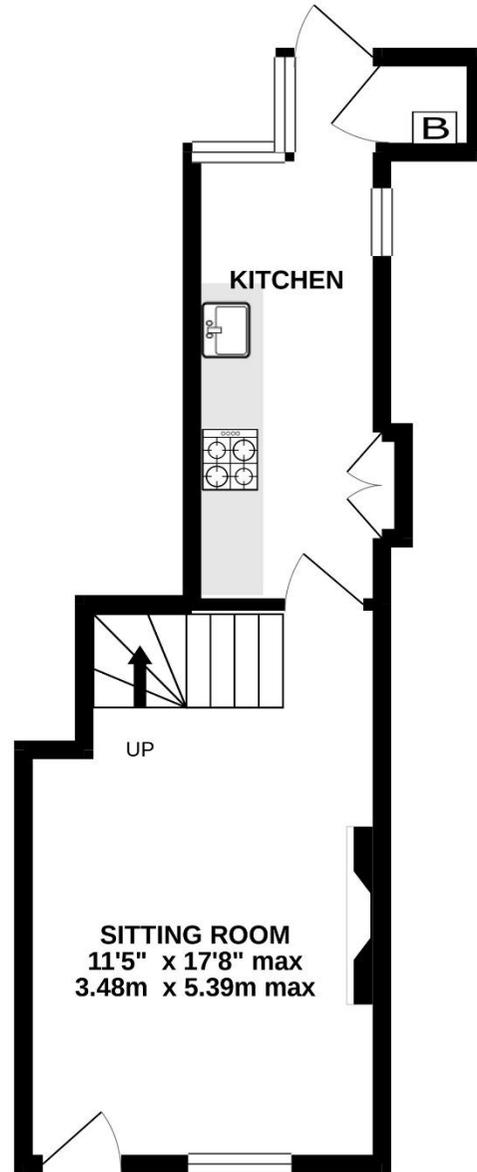


Guide Price £375,000



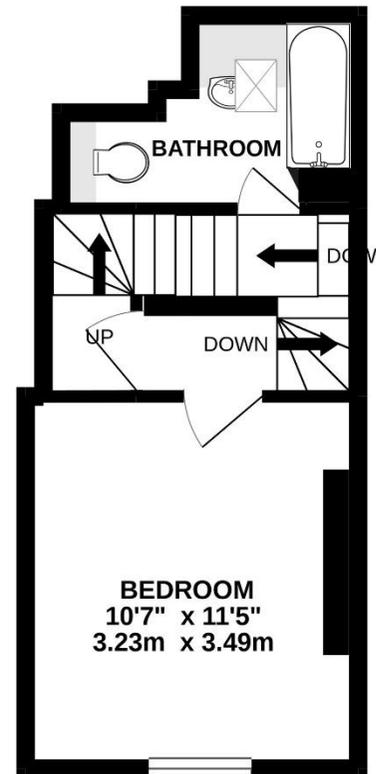


GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
220 sq.ft. (20.5 sq.m.) approx.



2ND FLOOR
187 sq.ft. (17.4 sq.m.) approx.

