

hunter
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7 Hampton Street, Tetbury, Gloucestershire, GL8 8JN

Situated in the heart of Tetbury with no onward chain, this charming three-bedroom cottage has been beautifully reconfigured and decorated by the current owners. With bespoke touches and artistic features throughout, it offers a welcoming turnkey home or ideal holiday let opportunity.

The home has been sympathetically improved with clever space-saving renovations, including relocating the original staircase into the sitting room, adding a partially glazed inner porch for practical coat and shoe storage, and opening up the rear of the property to create a wonderful dining space that seamlessly connects the indoors with the garden. Arranged over three storeys and extending to approximately 879sq.ft., the cottage is full of character, combining period features with stylish contemporary finishes. Highlights include bespoke wallpaper, a beautifully designed practical kitchen, and handcrafted built-in carpentry. Traditional features have been carefully retained throughout, including windows with monkey-tail latches and deep-set sills, traditional solid wooden doors with iron latches, exposed beams, and a combination of dimmable spotlights and wall-mounted lighting to create both practicality and atmosphere.

Entering through the front door, you are welcomed into the newly added inner porch, complete with hanging space and coconut matting. This leads into the charming sitting room, featuring an exposed wooden flooring that continues throughout the ground floor, exposed wooden beams, and a focal fireplace with stone mantel, black slate hearth, and inset wood burner.

The kitchen is fitted with a range of shaker-style base and wall units, marble-effect quartz worktops, and a Belfast sink. Additional features include an integrated washer/dryer, built-in Neff double oven, induction hob, and bespoke wooden detailing surrounding the cooking area.

From here, the property flows into the recently converted dining room, where glass French doors open onto the garden and a large lantern window fills the space with natural light, creating a perfect area for entertaining.

The first floor is accessed via the cleverly relocated three-quarter-turn staircase, enhanced by bespoke feature wallpaper. Here you will find two bedrooms and the family bathroom.



The front bedroom is a generous double with fitted storage, original wooden flooring, and exposed beams. To the rear is a further single bedroom, which is currently used as a study and features bespoke built-in bookshelves and cupboard storage. The bathroom is also positioned to the rear and features a contemporary white suite, including a shower over the bath, stylish brick-effect wall tiling, decorative wallpaper, panelling around the bath, a shaker-style vanity unit with bowl sink, freestanding WC, and column radiator.

A further staircase leads to the impressive principal bedroom on the second floor. This exceptional room benefits from a vaulted ceiling enhanced by the current owners, exposed wooden beams, and original wooden flooring. Alcoves beside the chimney breast provide useful storage, alongside a further cupboard housing the central heating boiler.

Outside, the rear garden has been designed for ease of maintenance, with gravel and patio areas bordered by raised Cotswold stone beds planted with a mixture of mature shrubs and evergreen planting. Features include an Amelanchier tree, paper plant, and clematis climbing the fence panels. There is ample space for outdoor seating and barbecuing, creating a private and attractive area to enjoy.

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

EPC – D (64).

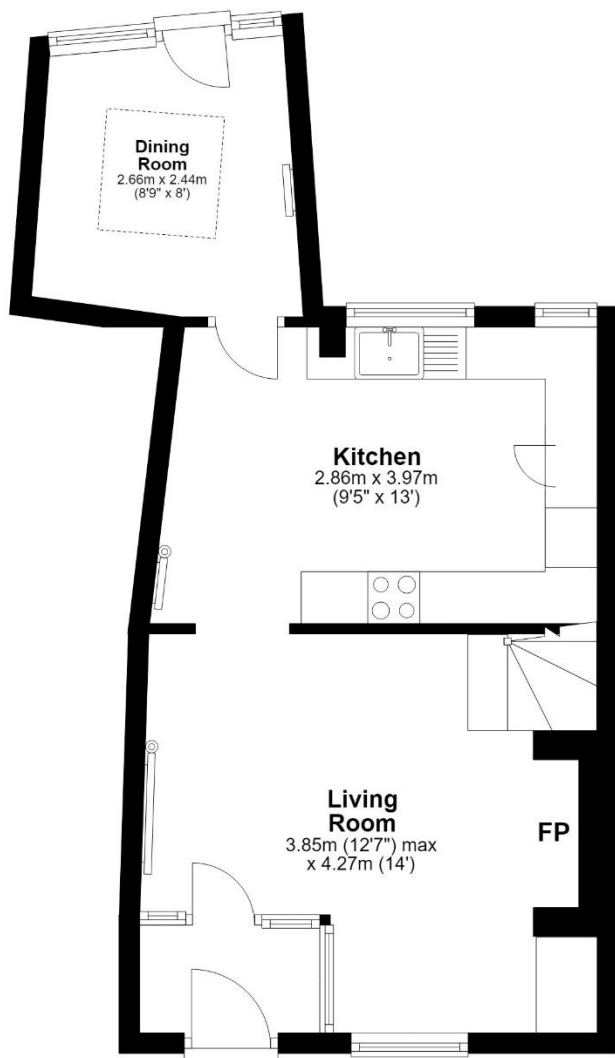


Guide Price £445,000



Ground Floor

Approx. 35.4 sq. metres (381.6 sq. feet)



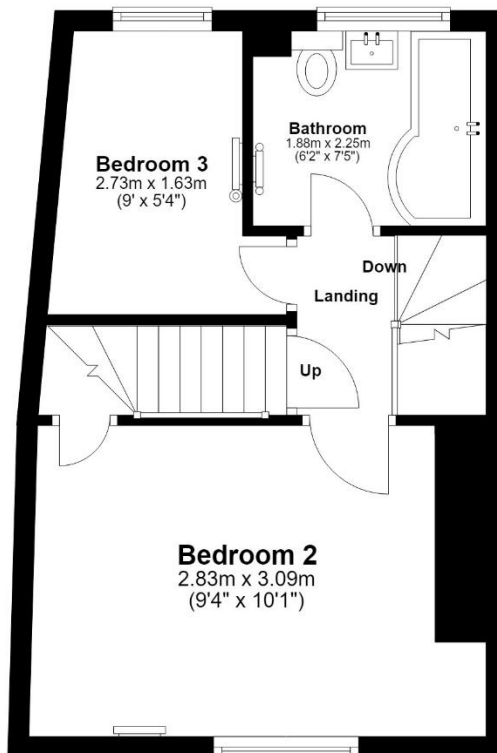
Situation

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.

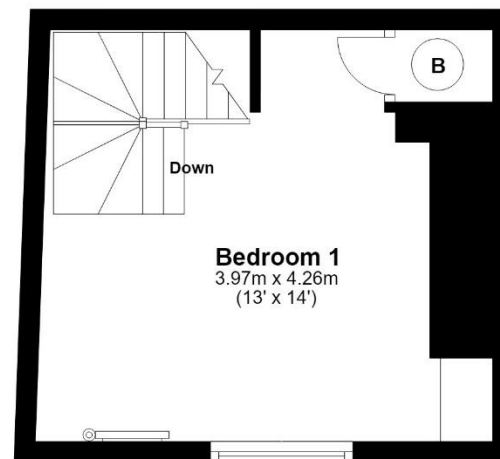
First Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



Second Floor

Approx. 17.2 sq. metres (185.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 sq. feet)