



JAMES PYLE & CO



Buttercup Cottage, 25 West Street, Tetbury, Gloucestershire, GL8 8DW

Cotswold stone 18th Century cottage
2 double bedrooms
Reception room with stone fireplace
Kitchen with underfloor heating
Good-sized garden with views of the church
Charming period features
Excellent location close to the town centre
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £430,000

Approximately 829 sq.ft

‘This charming Cotswold stone period cottage is set within a fantastic position close to the Tetbury's town centre and many amenities’



The Property

A charming character home, Buttercup Cottage is a pretty Cotswold stone period cottage situated in one of Tetbury's oldest side streets close to the market square, within striking distance of the church, shops and countryside walks. Believed to date back to the 18th Century and built mainly of natural stone, the cottage was extended in the late 20th Century with a two-storey extension to the rear whilst retaining a lovely period features including exposed beams and a traditional fireplace.

Having been most recently used as a holiday let, the accommodation is very well presented and is arranged over two floors extending in all to 829 sq.ft. On the ground floor, an entrance lobby opens to a spacious and characterful reception room with surprisingly high ceiling, leading to a kitchen with underfloor heating and a breakfast bar. A winder staircase from the living room leads up to the first-floor landing with an airing cupboard whilst there are two double bedrooms both with fitted wardrobes, and a modern

shower room. A drop-down ladder accesses the attic which has potential for further conversion (subject to usual planning permission).

Externally and accessed from the kitchen there is a delightful, 70' long sunny garden which has been landscaped with lawn, gravelled sun terrace and flower bed borders plus a timber garden store. There is a lovely view of the Church spire from the garden. There is on street parking readily available in West Street and West Street public car park where permits can be obtained.

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 mains gas 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

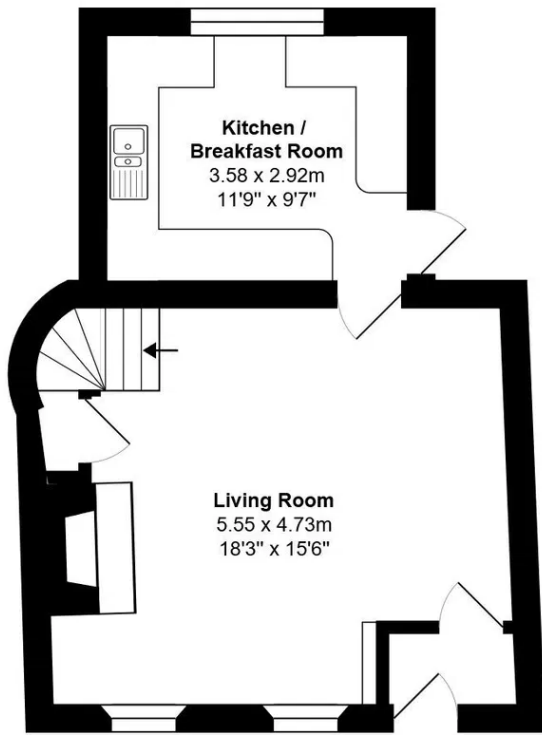
checker, please see the website for more information. Cotswold District Council Tax Band E.

Directions

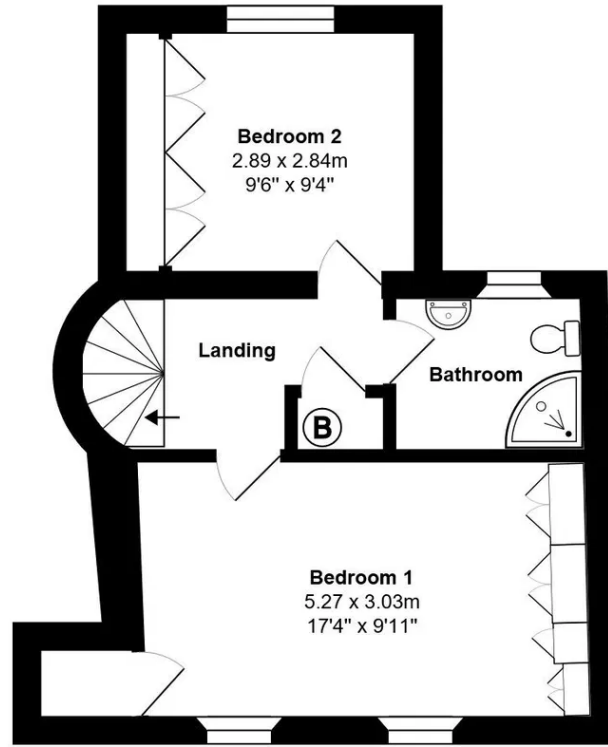
From The Market Place, head along Church Street (A433) and down the hill taking the second turning on the right into West Street after the church to locate the cottage on the right hand side.

Postcode GL8 8DW
What3words: ///fits.pouch.norms





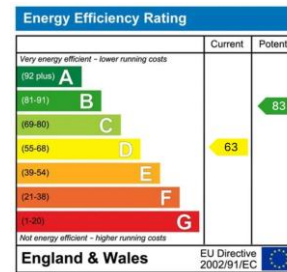
Ground Floor



1st Floor

Total Area: 77.1 m² ... 829 ft²

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577