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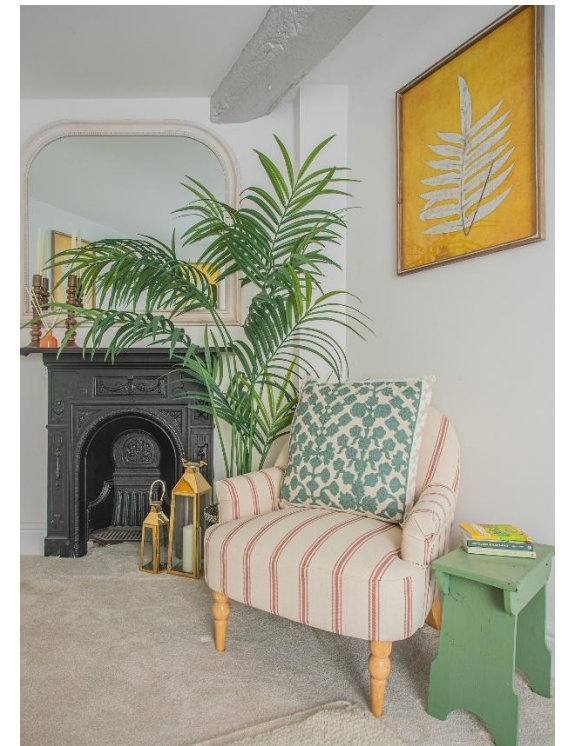
Westie Lodge, 3A Hampton Street, Tetbury, GL8 8JN

A beautifully converted cottage in the heart of Tetbury, finished to an impressive standard with stylish interiors, versatile accommodation and a charming private courtyard. A turnkey Cotswold home, perfectly suited to first-time buyers or as a second home or weekend retreat.

Westie Lodge forms part of the much-anticipated conversion of the former Greyhound, an attractive development of just four individual homes in the heart of the town. Each has been thoughtfully renovated to a high specification, with careful attention paid to retaining a sense of traditional Cotswold character while introducing the quality, finish and modern conveniences expected of a newly completed home. Westie Lodge is the first of the collection to come to the open market and offers approximately 657 sq. ft. of versatile accommodation, all within a few steps of Tetbury's shops, cafés, restaurants and amenities.

The ground floor opens into a welcoming entrance hallway, with a useful cloakroom and W.C. alongside and stairs rising to the first floor. Beyond, the main living space is naturally divided between a cosy sitting area and kitchen/dining room, retaining a sense of individual rooms while providing the sociable, open-plan arrangement suited to modern living. The sitting room is filled with natural light from a sash window, with characterful details including a painted exposed ceiling beam and feature fireplace creating an inviting focal point. The adjoining kitchen has a timeless traditional feel, with sage-coloured shaker-style wall and base units, solid wooden worktops, contemporary tiled splashbacks and a natural stone floor. Integrated appliances include an oven, hob and extractor hood, dishwasher and washing machine. There is ample space for a dining table, while a rear door opens directly onto the private courtyard.

Upstairs, the accommodation has been designed to offer excellent flexibility. The principal bedroom sits to the rear and is a well-proportioned double room with a cottage-style window. To the front, the bathroom is fitted with a heritage-inspired white suite complemented by marble-effect ceramic wall and floor tiles and a heated towel radiator. The bath has a shower overhead with a glass screen, while a large sash window fills the room with plenty of natural light. Positioned between the bedroom and bathroom is an additional room that adds considerably to the cottage's versatility. Depending on requirements, it could work particularly well as an occasional guest bedroom, home office or dressing room – an especially useful feature for those looking for a Cotswold bolthole that can comfortably accommodate visiting friends or family.





A loft hatch provides access to the attic, with a further useful storage cupboard above the stairwell.

Outside, the charming courtyard provides a secluded spot for a bistro table and chairs, whether for morning coffee, alfresco dining or an evening glass of wine. Largely enclosed by a traditional Cotswold stone wall, it is an attractive and easily maintained outside space that complements the cottage.

There is also a cellar accompanying the property, accessed solely via a hatch in the pavement outside.

The property is connected to mains electricity, water and drainage. Council Tax Band – TBC (Cotswold District Council). The property is freehold.

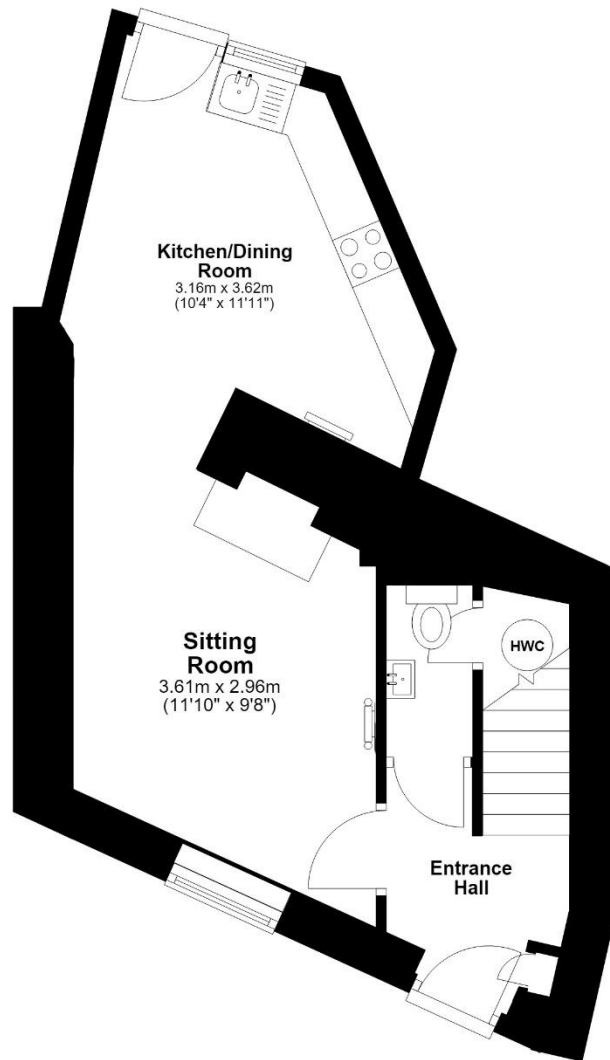
EPC – TBC.

Guide Price £315,000



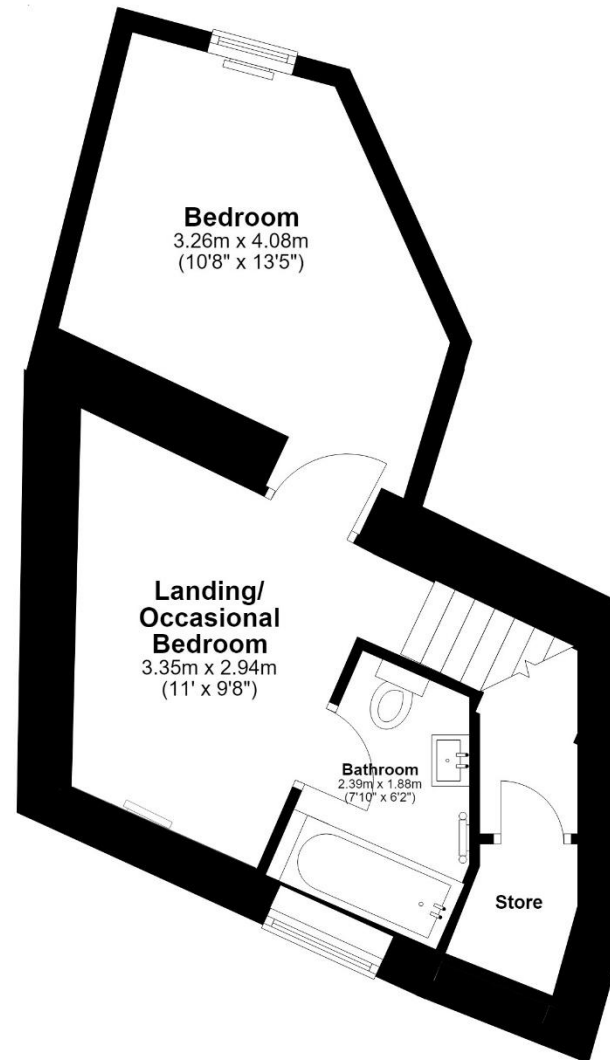
Ground Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 61.1 sq. metres (657.9 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.



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