



Cotton Cottage, 46 West Street, Tetbury, Gloucestershire, GL8 8DR

Period cottage
Thoroughly renovated and improved
Fantastic southerly panoramic views
4 bedrooms
Reception room and conservatory
Modern fitted kitchen
Private parking space
Sunny landscaped garden



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £495,000

Approximately 1,069 sq.ft



‘With glorious panoramic views over the Cutwell valley, this period cottage has been thoroughly renovated and upgraded, complete with a parking space’

The Property

Cotton Cottage is a characterful period cottage which has been refurbished and significantly improved to an excellent standard. The cottage is positioned along Tetbury's West Street which is just walk from many amenities and occupies a superb elevated setting overlooking the Cutwell below. The thorough renovations include all new double glazed windows, doors, flooring, a replacement conservatory and gas combi-boiler. Spanning over three floors and extending to around 1,070 sq.ft, the accommodation enjoys the impressive southerly views.

Accessed by steps down, the ground floor principally comprises a large open plan living/dining room with gas fireplace, conservatory and kitchen. The refitted kitchen boasts an integrated dishwasher, fridge, Stoves induction range cooker, and built-in pantry cupboards. Across the hall there is a utility room which offers space for a further fridge, freezer, washing machine with a separate WC off. The conservatory has a fantastic vantage point across the valley and surrounding countryside

with panoramic views including the sunsets. On the first floor, there are three bedrooms, one of which is used as a dressing room, and a modern shower room. There is an additional bedroom on the top floor.

The sunny garden has also been upgraded with extensive landscaping to create three terraces comprising a sun terrace and two lawns. The cottage has the rare advantage of a private parking space located within Prince of Wales Row just opposite. There is also on street parking available on West Street.

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 Forest 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

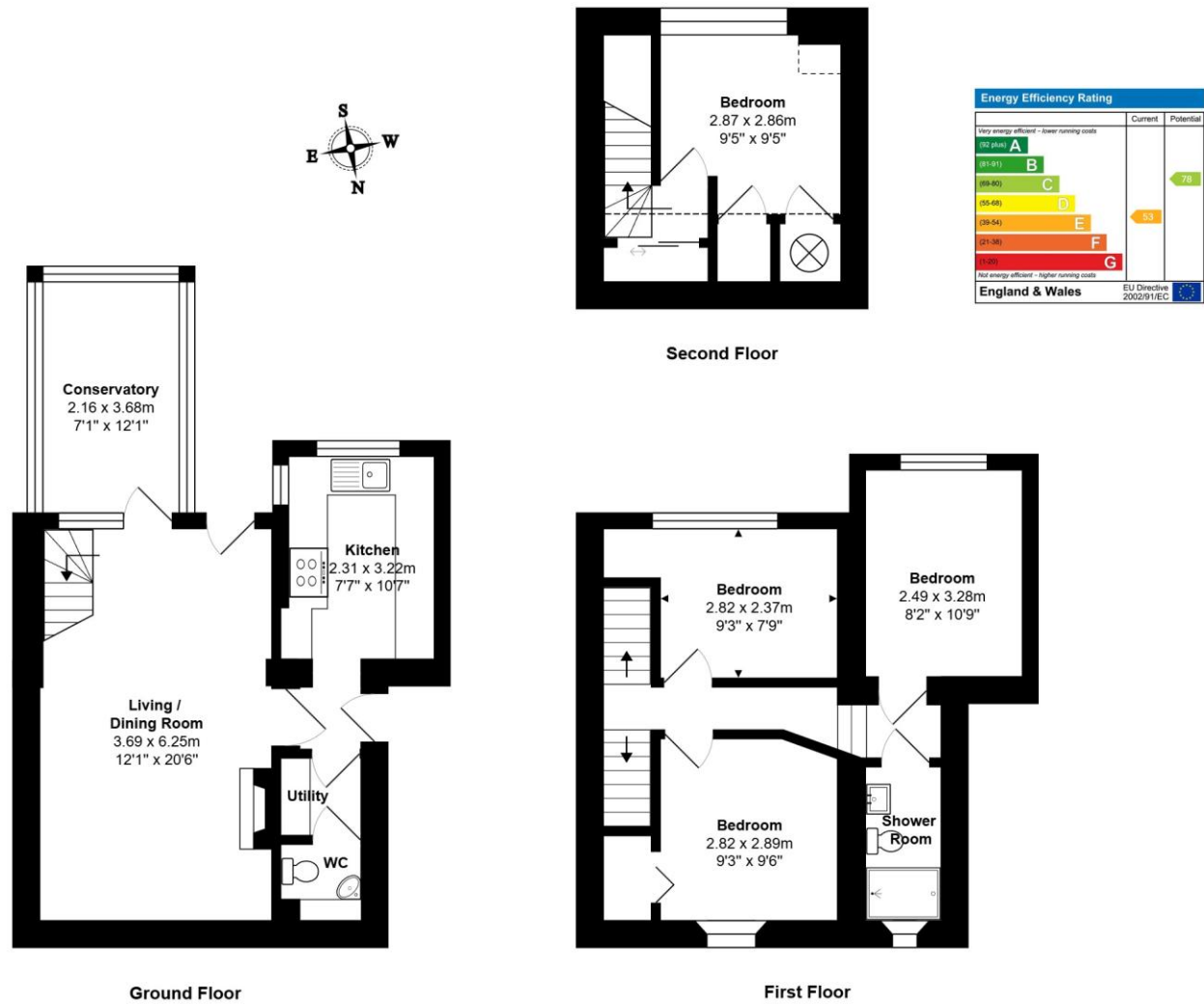
The property is Freehold with mains gas central heating, mains water, electrics and drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information.

Cotswold District Council Tax Band E.

Directions

From the Market Place, follow Church Street towards Bath, then take the next right hand turn into Old Brewery Lane. Follow the road around pass the car park and at the end of the road take the right hand turn into West Street. Locate the property down the lane on the left hand side.
Postcode GL8 8DR
What3words: ///tour.sprouts.lavished





Total Area: 99.3 m² ... 1069 ft²
 All measurements are approximate and for display purposes only



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