

14 The Green, Tetbury, Gloucestershire, GL8 8DN

Grade II Listed Cotswold stone period cottage
 Fabulous original 17th Century character
 3 bedrooms
 Modern fitted kitchen
 Versatile reception space
 Private courtyard garden
 Picturesque side street near the church
 Moments walk from the town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £450,000

Approximately 1,086 sq.ft excluding cellar

‘Filled with magnificent character, this 17th Century cottage is situated in one of Tetbury's finest locations’



The Property

This charming cottage is situated on The Green, a highly sought-after and quaint side street boasting a wide expanse of green, dotted with some of Tetbury's most impressive period homes and was most recently used as a filming location for Gilly Cooper's 'Rivals'. The cottage is just a moment's walk from the heart of the town with an array of amenities whilst a short walk also accesses the former railway line trail footpath leading out to the beautiful surrounding countryside.

Built of attractive Cotswold stone dating back to the late 17th Century and Grade II listed, the property has immense unspoilt character throughout with fine period features as sash windows, an original plank front door, original wide floorboards, exposed beams and exposed stone fireplace. The deceptively spacious accommodations span over three floors, extending in all to 1,086 sq.ft, in

addition to which there is a useful cellar providing storage and housing utility appliances.

The ground floor comprises a large, open plan kitchen/reception which has a wood burning stove and a stylish, modern fitted kitchen with oak worktops and a built-in dishwasher. On the first floor, there is a bathroom and a versatile room which can either be a townhouse style living room or a bedroom. On the top floor there are two double bedrooms. The property has a charming courtyard garden at the rear which benefits from a private side access through a pedestrian gate. On street parking is available on The Green.

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. Conveniently there is a large supermarket, hospital, surgeries and post office as well as 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 with ample opportunities for walking, shooting and hunting. 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 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 are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold Council Tax Band D.

Directions

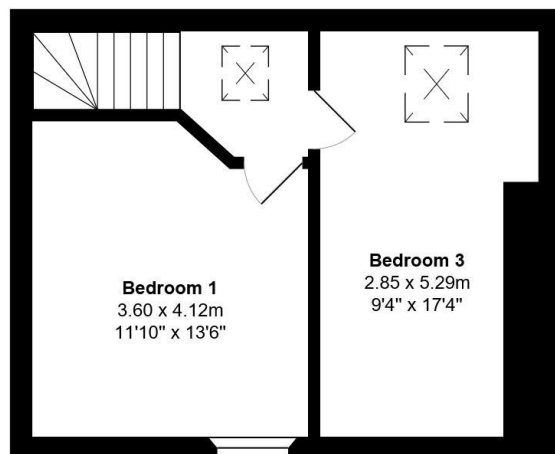
From the Market Place, proceed down Silver Street and take the right hand turn into The Green. Follow the lane and locate the property on the right-hand side.

Postcode GL8 8DN

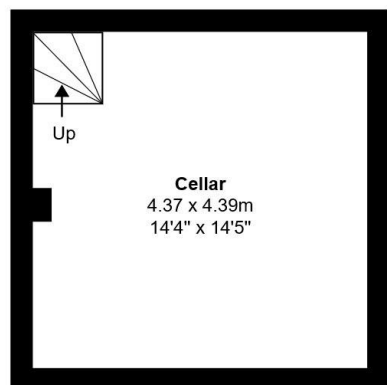
What3words: ///stove.chart.essays



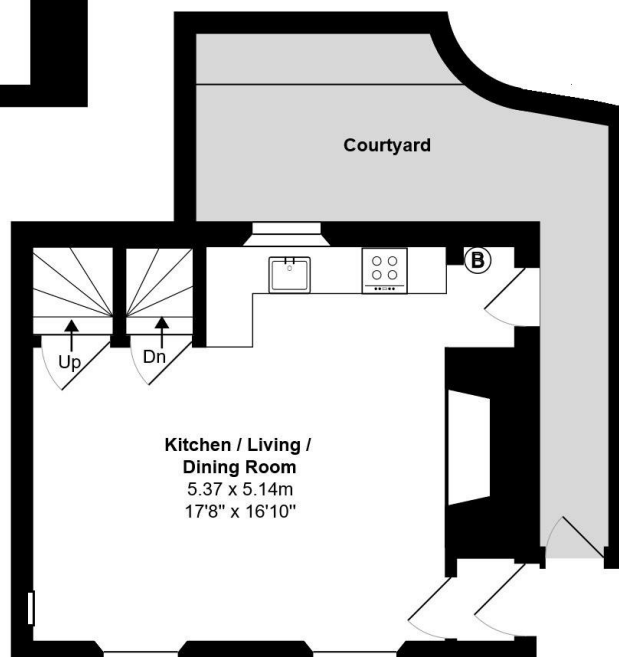
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



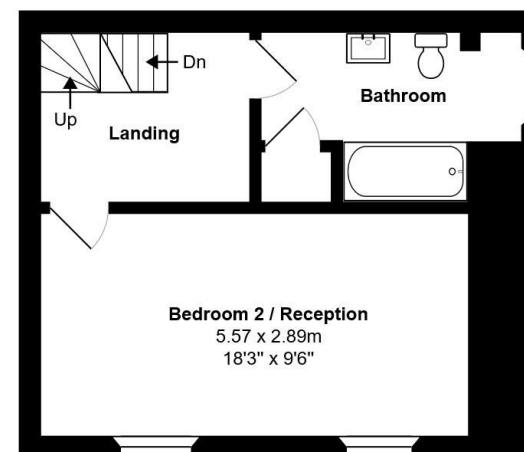
2nd Floor



Basement



Ground Floor



1st Floor

Total Area: 100.9 m² ... 1086 ft² (excluding courtyard, cellar)

All measurements are approximate and for display purposes only



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