



5 Old School Court, Charlton Road, Tetbury, Gloucestershire, GL8 8DY

Substantial wing of a Victorian school
 Superb proportions with elegant features
 4 double bedrooms, 3 bathrooms
 2 reception rooms
 Modern fitted kitchen/breakfast room
 Sunny south-west garden
 Private parking and garage
 Excellent position overlooking the Cutwell
 and green
 Within close proximity of the town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £895,000

Approximately 2,316 sq.ft excluding garage

‘Occupying a prime southerly aspect overlooking the Cutwell valley and the green, this substantial wing of Victorian school is a very impressive characterful home’

The Property

This charming period home occupies a substantial wing of a former Victorian School and offers an idyllic lifestyle overlooking the 'Green' and is within easy walking distance of Tetbury town centre. Sympathetically converted in 1997, this impressive Cotswold stone property retains a wealth of character, including elegant mullioned windows. Number 5 stands as one of the largest homes within the mews, offering deceptively spacious accommodation extending to 2,316 sq.ft. The current owners have beautifully presented the property, undertaking thoughtful updates and refitting throughout.

The ground floor opens to a spacious entrance hall featuring ample built-in storage and a convenient WC. A formal dining room is positioned alongside a light and airy stylish fitted kitchen/breakfast room, complemented by a utility room. The generously sized living room, complete with a charming fireplace, is positioned at the rear, boasting large windows and a door that opens directly onto the sunny garden.

Ascending to the first floor, there are four well-proportioned bedrooms, each equipped with fitted double wardrobes. The property benefits from a family bathroom, with two of the bedrooms enjoying well-appointed en-suite bathrooms in addition. Enjoy picturesque views over the Cutwell valley from the rear outlook, while the front offers a charming scene over the Green.

Outside, allocated parking for two cars is available at the front, with an additional single garage located at the rear, providing extra parking and valuable storage space. The south-west facing walled garden has been thoughtfully landscaped across two principal paved terraces, ensuring a low-maintenance outdoor haven. Convenient access from the garden leads directly into the garage.

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 drainage, water and electricity. The property is located within the Cotswold Area

of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band F.

Directions

From the Market Place, follow Long Street north then take the next left hand turn into New Church Street. Follow the road and locate Old School Court on the left hand side opposite the green.

Postcode GL8 8DY

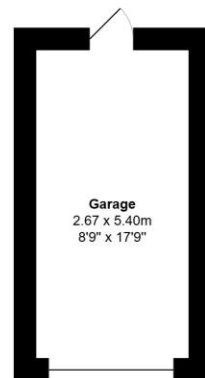
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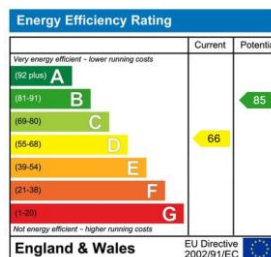


Total Area: 215.1 m² ... 2316 ft² (excluding garage)

All measurements are approximate and for display purposes only



Garage not shown in actual location or orientation



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