



THE
FERN
HOUSE

FERN HOUSE

THE FERNS, TETBURY, GLOUCESTERSHIRE

Malmesbury 7 miles, Cirencester 13 miles,
Bath 26 miles, Kemble Station 10 miles
(London Paddington from 69 minutes)
(All distances and times are approximate)

A delightful grade II listed townhouse with parking

Ground Floor: Entrance Hall • Snug
Bedroom with Shower Room • Utility Room

First Floor: Kitchen/Dining/Sitting Room
Double Bedroom • Bath & Shower Room

Second Floor: Landing with Storage
Double Bedroom with Shower Room • Bedroom

Outside: Terraced Courtyard • Parking



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DESCRIPTION

Positioned just behind Long Street, this charming Grade II Listed townhouse offers a wonderful combination of character, convenience, and potential. With well-proportioned accommodation arranged over three floors, the property is presented in good order throughout, whilst offering scope for a buyer to update and personalise to their own tastes.

The ground floor opens into the central entrance hall. To one side is the snug, which leads into a downstairs double bedroom complete with a shower room. Also on the ground floor is a utility room and a useful store cupboard.

The first floor forms the heart of the home, with an impressive open plan sitting/dining/kitchen room. This generous space is ideal for both everyday living and entertaining, with five large windows flooding the room with natural light. A further double bedroom and family bathroom are also located on this floor.

On the second floor is a central landing with ample built in storage plus two attic bedrooms, one with a shower room.

Externally, the property benefits from a small courtyard terrace, providing a private and low-maintenance outdoor space. In addition, there is the notable advantage of off-street parking on a private driveway. The property is ideally located for immediate access to Tetbury's excellent range of independent shops, cafés, and everyday amenities, making it perfectly suited as a full-time residence, lock-up-and-leave, or investment.



SITUATION & AMENITIES

The historic market town of Tetbury retains much of its original charm and character and is highly regarded for its shopping. It has an excellent range of shops and services sufficient for most everyday needs. More extensive shopping and cultural facilities are provided at Cirencester, Cheltenham, Bath and Bristol all of which are within easy reach.

There is a main line railway station at Kemble with a service to London in about 69 minutes.

Golf courses at Westonbirt, Castle Combe and Minchinhampton. Theatres at Cirencester, Cheltenham and Bath. Westonbirt Arboretum and Polo at Beaufort Polo Ground and Cirencester Park. The surrounding countryside can be enjoyed via a good network of footpaths, bridleways and the historic Monarch's, Macmillan and Cotswold Way.

The area is also well served by excellent state, independent primary and secondary schools.

SERVICES

Mains water and drainage. Mains electricity. Mains gas central heating. EE broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council.





COUNCIL TAX

Band F

VIEWINGS

Strictly by appointment only. Butler Sherborn, Cirencester Office T: 01285 883740 or E: cirencester@butlersherborn.co.uk or The London Office T: 0207 839 0888

DIRECTIONS (GL8 8JE)

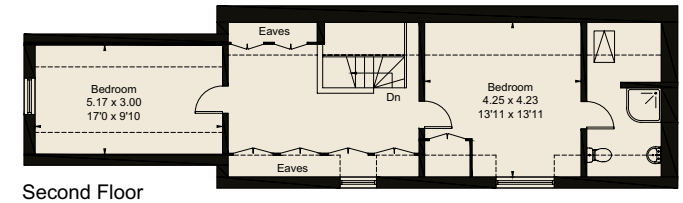
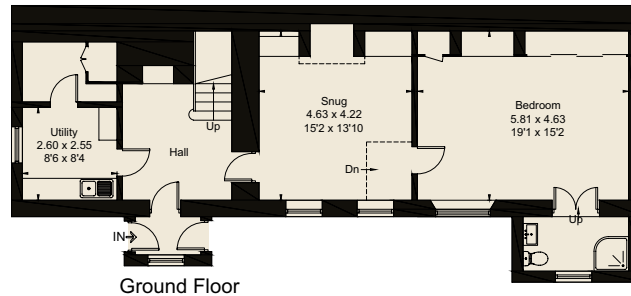
Turn into The Ferns and continue to the end of the road. Fern House is the next driveway on the right, just past the Doctors' Surgery car park.

what3words: [///posts.masterpiece.store](https://www.what3words.com/#!/posts/masterpiece.store)

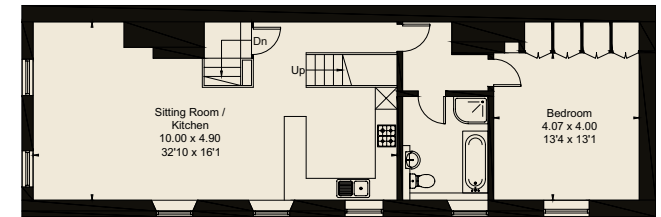
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Approximate Floor Area = 232.1 sq m / 2498 sq ft
(Including Eaves)



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105732

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