



JAMES PYLE & Co.



13 Chavenage Lane, Tetbury, Gloucestershire, GL8 8JT

Characterful period cottage
Beautiful interior
2 bedrooms
Large mature garden
Living room with fireplace
Fitted kitchen/dining room
Level walking distance of the town centre
Set down a quiet lane towards the edge of the town



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £450,000

Approximately 739 sq.ft

‘A beautifully presented charming Cotswold stone period cottage with a wonderful, large garden’

The Property

This pretty, double-fronted Cotswold stone period cottage is located towards the rural edge of Tetbury down a quiet lane and yet within a level walking distance to the town centre. The cottages features an array of charm and character while in modern times it has been sympathetically extended and refurbished. Most recently, the cottage has been upgraded with new windows, flooring, and cast iron style radiators.

The accommodation includes a front living room with exposed beams and stone fireplace with wood-burning stove inset. At the rear, there is a country style kitchen/dining room with limestone tiled flooring and fitted with Shaker style units and integral appliances. On the first floor, there are two double bedrooms, the principal bedroom of which fitted with ample wardrobes. There is a bathroom with shower over bath.

The front elevation is enclosed by traditional stone walling with a central timber gate. The rear garden is a particular feature, much larger than the average garden of this type. The garden has been the subject of extensive landscaping which includes creating a fantastic enlarged secluded patio terrace. Steps lead up to a large lawn bound by vibrant flower beds continuing to a delightful wildlife pond area beside a summer house. There is a pedestrian right of way over the neighbour's garden for access. A store room at the back of the cottage provides useful storage space and houses the gas combi boiler. Unrestricted on street parking is easily available in front of the cottage.

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 gas central

heating, mains water, electrics and drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Cotswold District Council Tax Band C.

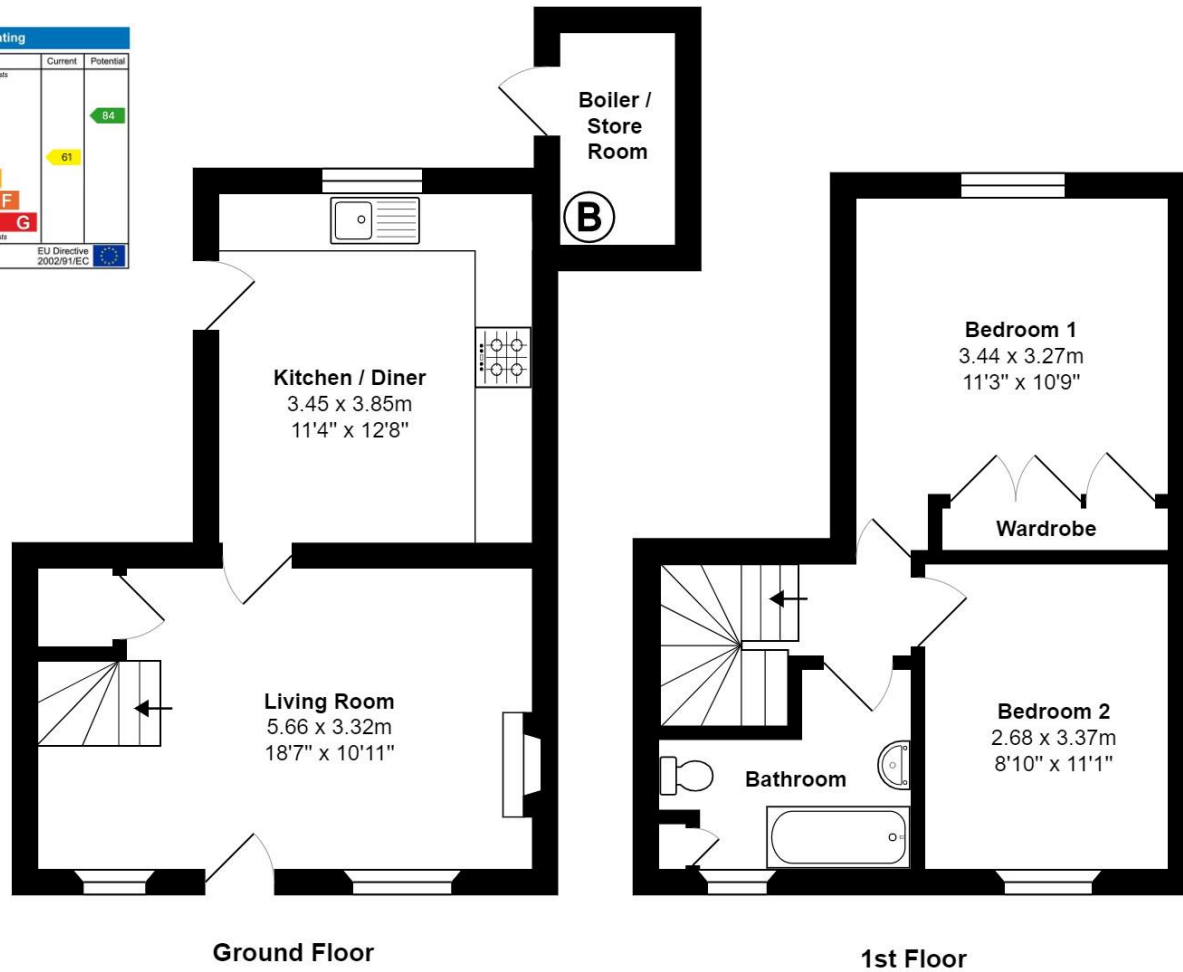
Directions

From the Market Square, follow Long Street and take the second left hand turn into Hampton Street towards Avening. Then take the next left hand turn into Chavenage Lane. Proceed towards the edge of town and locate the cottage on the right hand side.

Postcode GL8 8JT
What3words: ///opponent.depth.plankton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		84
B	(81-91)		
C	(69-80)		
D	(55-68)	61	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 68.6 m² ... 739 ft²

All measurements are approximate and for display purposes only



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