

hunter
french



84 Hampton Street, Tetbury, Gloucestershire, GL8 8LE

A charming three-storey detached Cotswold stone home extending to approximately 1,774 sq ft, located in the heart of Tetbury. Offering four bedrooms, three bathrooms, a deceptively large garden, garage and driveway parking, offered to the market with no onward chain.

A beautiful wooden front door with glazed window panes opens into a welcoming tiled entrance area with underfloor heating, space for coat hooks, seating and practical storage. A characterful brick archway leads into the first reception room, currently arranged as a dining room. Deep-set window sills with traditional monkey-tail latch fittings, French shutters, exposed wooden beams feature wall lights and a working log burner set within a Cotswold stone surround create an inviting and atmospheric space. Bespoke shaker-style cupboards with shelving sit elegantly on either side of the fireplace, while stairs rise to the first floor.

Beyond lies the well-proportioned, cosy sitting room, complete with real wood flooring and a second working log burner set on a stone-tiled hearth with an arched stone surround. Alcove shelving adds charm and personality to the room. Between the two reception rooms, stone steps descend to a useful cellar, offering excellent storage, lighting, electrics and plumbing for a washing machine and an inset sink, while also housing the boiler and hot water cylinder.

To the rear, the light-filled kitchen combines warmth and practicality, featuring wooden wall and base units, dark granite worktops, colourful tiled splashback, underfloor heating and space for a dual fuel Aga Rangemaster. Two dual aspect, large windows frame views of the garden and side aspect, while additional features include a stainless steel extractor hood, pull-down rinse tap, generous preparation space, spotlights and direct access to the garden. There is space for an integrated dishwasher and freestanding fridge freezer. The kitchen is also large enough to accommodate a freestanding central island or dining table, creating a sociable hub of the home.

Accessed adjacent to the kitchen is a substantial walk-through pantry fitted with extensive shaker-style cabinetry and shelving. A guest cloakroom completes the ground floor, featuring red quarry-tiled flooring, a WC, a basin with vanity surround and a column radiator.

The first floor enjoys attractive outlooks from dual-aspect windows, while many of the windows throughout the property feature deep-set sills and French shutters. The first bathroom is playfully styled with an aquamarine theme and features a claw-foot bath, exposed beams, decorative teal and blue brick-slip tiling, patterned flooring, a basin with vanity surround, WC and a useful towel rail above the radiator. The room is further enhanced by characterful ceiling beams and a window overlooking the rear garden.



Across the landing is a separate shower room with a large, curved corner shower, floating basin with mirror above, cream tiling, chrome column radiator and a useful storage cupboard.

The first of the four bedrooms sits at the front of the property and offers generous proportions, whilst a second double bedroom across the landing features built-in storage cupboards with barn-style door and is complemented by contemporary wallpaper.

A further staircase rises to the second floor, where the principal bedroom enjoys windows to both the front and side elevations, filling the room with natural morning light from the east-facing frontage. Built-in wardrobes, space for freestanding furniture, exposed beams and calming blue feature walls create a peaceful retreat.

Opposite is the fourth bedroom, another comfortable double room complete with fitted mirrored wardrobes and a beautiful live-edge wooden desk.

The third bathroom includes a large corner shower, vanity basin with storage beneath, mosaic detailing, cream tiled surrounds, a column radiator and an exposed beam.

Outside, the gardens are a standout feature of the property. Immediately accessed from the kitchen is a sociable covered patio with views across the first section of the garden. Arranged over two tiers, there is space for a dining table alongside a crazy-paved seating area, ideal for a bistro set, as well as a generous size pond and electric filter system. The deceptively large garden unfolds beautifully, with mature apple, bay, pear and plum trees, established planting and a variety of thoughtfully designed spaces. A covered pergola creates the perfect outdoor kitchen and BBQ area, while a superb octagonal gazebo with wood tiled roof, full all weather covers and built-in dining table and cushioned seating offers a fantastic year-round entertaining space with mains powered lighting and heating. Beyond lies a large lawn with additional trees and planting, a greenhouse, allotment areas, a picket-fenced chicken coop and a shed. Planning consent is in place for a ground floor kitchen extension/garden room.

The garden wraps around the left-hand side of the house, where a log store and outside tap can be found, leading directly to the front driveway. The property further benefits from a single garage with electricity, lighting, an electric door, an EV charging point and driveway parking for two vehicles.

We understand the property is connected to mains services of gas, electric, water and drainage. The property is freehold. Council Tax Band F (Cotswold District Council).

EPC - TBC.



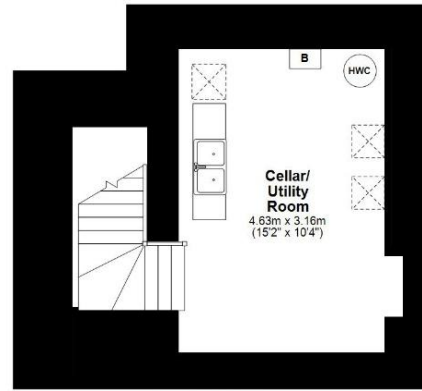
Situation

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Cellar

Approx. 19.4 sq. metres (208.4 sq. feet)



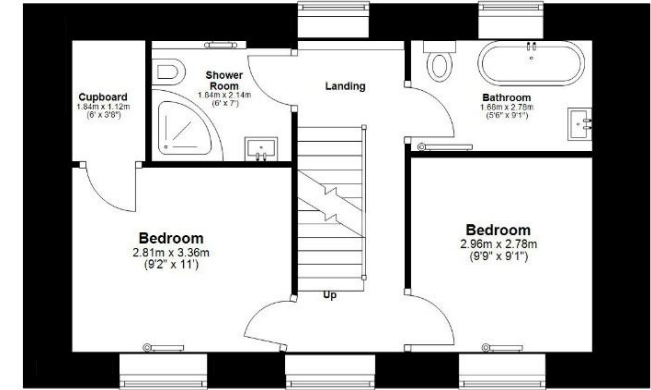
Ground Floor

Main area: approx. 69.7 sq. metres (750.6 sq. feet)
Plus garages, approx. 15.5 sq. metres (166.9 sq. feet)



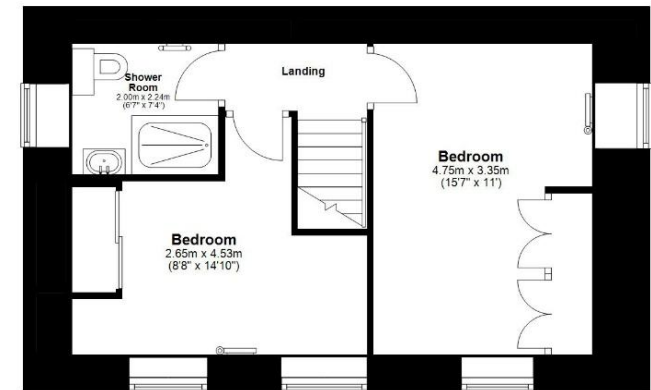
First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Second Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Main area: Approx. 164.8 sq. metres (1774.0 sq. feet)
Plus garages, approx. 15.5 sq. metres (166.9 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk