

hunter french

43 Church Street, Tetbury, Gloucestershire, GL8 8JG

This charming two-bedroom cottage is positioned in the heart of Tetbury town centre, overlooking the impressive parish church and just a stone's throw from the vibrant high street. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers seeking a characterful home in a highly desirable location.

The property is entered via the front door into a welcoming sitting room, which benefits from large sash windows to the front elevation and a feature fireplace that provides an attractive focal point.

To the rear of the property is an inner hallway offering useful storage space, access to the vaulted cellar, and stairs rising to the first floor. From here, there is access to the dining room, a wonderful space for entertaining with ample room for a dining table and chairs. The dining room flows seamlessly into the kitchen, which is arranged in a galley style and provides space for a gas hob, electric oven, washing machine, and under-counter fridge freezer. A door from the kitchen leads directly to the rear garden.

On the first floor, a landing provides access to the family bathroom, fitted with a bath and shower over, WC, and wash hand basin. There is also a useful cupboard housing the boiler. Bedroom one is located on this floor and is a generous double room with built-in storage and useful under-stairs storage space.

Stairs continue to the second floor, where bedroom two is found. This spacious double bedroom features an attractive L-shaped layout, offering ample room for a double bed and additional furniture. The room also enjoys fantastic views across St Mary’s Church.

Externally, the property benefits from a rear paved garden with mature shrub and flower borders. A pathway leads to a private patio seating area, ideal for al fresco dining, with stunning views of the church spire beyond.

A particular feature of the property is the substantial barn measuring approximately 9.7m x 4.44m. Subject to the necessary consents, this offers exciting potential to be incorporated into the main living accommodation or utilised as a versatile ancillary space.











We are advised that the property is connected to all main services, including water, drainage, gas, and electricity.

Council Tax: Band C (Cotswold District Council)
EPC: E (52).

Situation
Tetbury is a historic wool town situated within the Cotswolds Area of Outstanding Natural Beauty. Renowned for its royal connections, nearby Highgrove House is the private residence of HM King Charles III. The town is also home to the famous annual Woolsack Race, held each May on Gumstool Hill.

The charming town centre offers an excellent range of amenities, including independent boutiques, cafés, pubs, restaurants, and everyday shopping facilities. Both primary and secondary schooling are available within the town. Kemble railway station, approximately 7 miles to the north, provides direct mainline services to London Paddington. The M4 and M5 motorways are easily accessible, offering convenient connections to Bath, Bristol, London, and the wider motorway network.









Offers Over £350,000

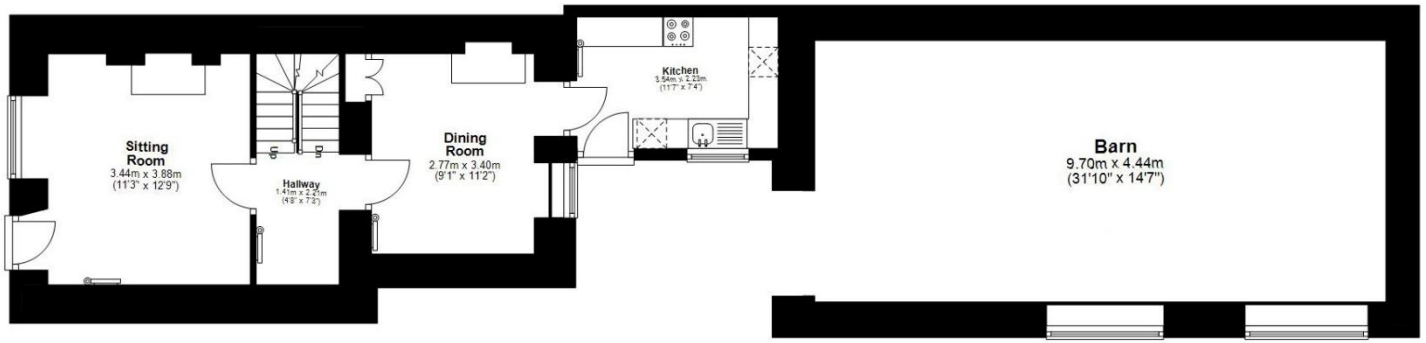






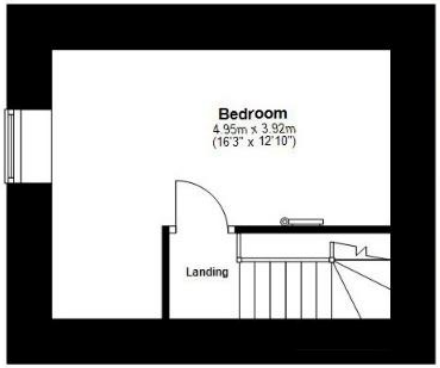
Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



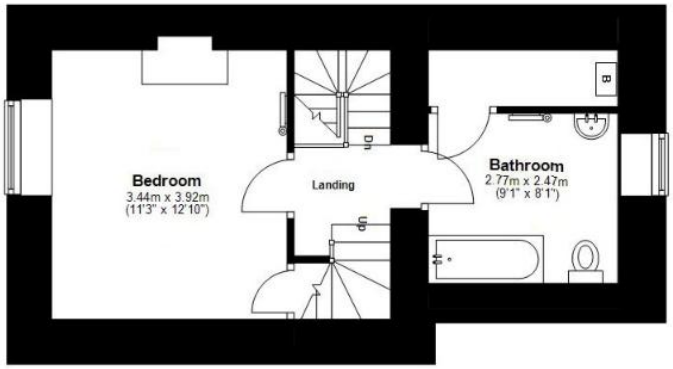
Second Floor

Approx. 19.9 sq. metres (214.1 sq. feet)



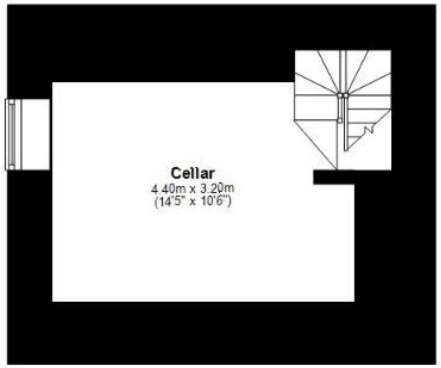
First Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



Cellar

Approx. 15.9 sq. metres (171.3 sq. feet)



Total area: approx. 107.6 sq. metres (1158.4 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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