



29 The Chipping, Tetbury, Gloucestershire, GL8 8EU

Cotswold stone townhouse
 Prime position on the Chipping Steps
 Beautifully refurbished interior
 4 bedrooms
 Bespoke kitchen/dining room
 Large outbuilding
 Good-sized garden
 Located in the heart of the town



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

Approximately 1,605 sq.ft excluding outbuilding

‘Situated on the picturesque Chipping Steps, this Cotswold stone townhouse has been transformed boasting a beautiful interior with a garden and outbuilding’



The Property

This attractive Cotswold stone townhouse occupies the heart of Tetbury's most picturesque street, The Chipping, and just a stone throw from the town centre and array of amenities. Dating back to the early 18th Century and Grade II listed, the cottage has been extended, refurbished and modernised to an exacting standard with the use of high quality finishes throughout. Arranged over four floors, the accommodation has retained much of its charming features harmonised with upgraded modern convenience.

An entrance hall at the side features flagstone flooring and opens to the traditional front reception room which offers two aspects; a sitting area beside a charming window seat, and a cosy study area at the far end next to an inglenook fireplace with gas stove. The room has been fitted with a range of cupboards and shelves. Continuing on the ground floor, a practical bespoke coat and shoe store has been fitted beside the downstairs WC. Forming the heart of the home and positioned at the rear is a spectacular kitchen/dining room with bi-fold doors spilling seamlessly out to the garden. The kitchen has a matching open pantry store and has been

fitted by Ewan House Furniture Company with bespoke units and striking marble worktops and splashback. There is a larder cupboard with lighting and a large 6-door Aga. Underfloor heating warms the kitchen. The first floor includes the principal bedroom which has a lovely fireplace feature and extensive wardrobes. The marble finished family bathroom is also located on this floor, along with a second bedroom, and is fitted with both bath and shower unit. On the second floor, there is another double bedroom and a shower room, while the top floor has a characterful fourth bedroom with wonderful, exposed beams.

The property boasts one of the larger gardens for the The Chipping steps which lies to the rear. A large patio terrace adjoins the kitchen designed for inside-outside living. Steps lead up to a lawn which leads to a large outbuilding at the foot of the garden. The outbuilding has been upgraded with an en-suite WC and has power connected allowing the area to be used for a range of purposes.

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

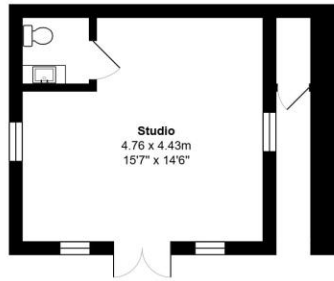
Natural Beauty and a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Cotswold District Council Tax Band E.

Directions

From The Market Place, head past the Snooty Fox onto The Chipping Street. Follow the road down the hill and on the bend, the property is located on the right across the green by the steps.

Postcode GL8 8EU
 What3words: ///positives.repaid.shields





Outbuilding

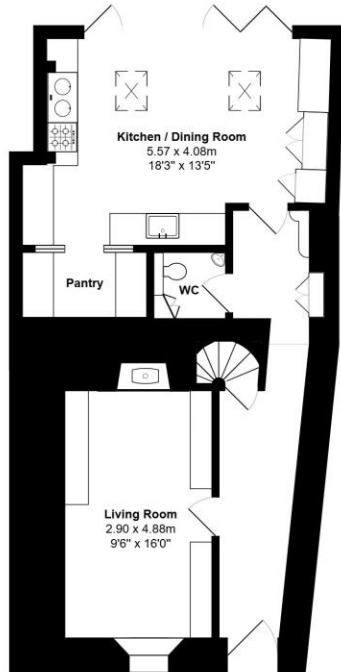


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

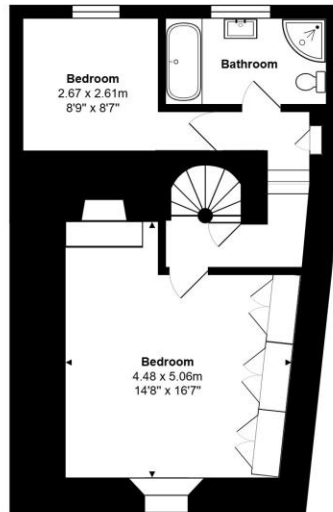
House Area: 149.1 m.sq. ... 1605 sq.ft.

Total Area: 174.2 m² ... 1875 ft²

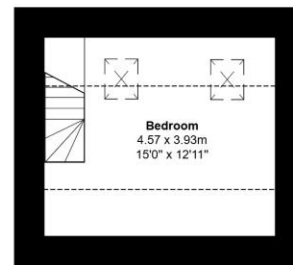
All measurements are approximate and for display purposes only



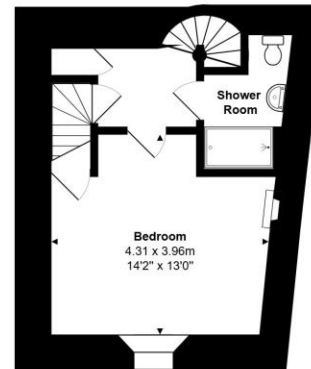
Ground Floor



First Floor



Third Floor



Second Floor



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