

THE MANSE

10 The Chipping, Tetbury, Gloucestershire



THE MANSE
10 THE CHIPPING

A handsome Grade II listed country house in the heart of Tetbury with a secluded charming garden.

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Local Authority: Cotswold District Council Council Tax band: F Tenure: Freehold

Services: Mains electricity, water, gas and drainage.

Distances: Malmesbury 4 miles | Kemble 5 miles (London Paddington in 75 minutes) | M4 (Junction 17) 8 miles | M4 (Junction 18) 10 miles Stroud 11.3 miles | Cirencester 12 miles | Bath 18 miles | Cheltenham 25 miles. (All distances and times are approximate).

Guide Price: £995,000







THE PROPERTY

Occupying an enviable position in the very heart of Tetbury, The Manse is an elegant Grade II listed townhouse situated on The Chipping, one of the town's most picturesque and historic settings. Renowned for its charming, cobbled streets and the iconic flight of steep stone steps that lead from The Chipping, this instantly recognisable corner of Tetbury is amongst the most photographed and admired in the Cotswolds. Rich in character and period charm, The Manse offers beautifully proportioned accommodation across several floors, providing versatile, practical living in one of the town's most sought-after addresses.







THE PROPERTY

A spacious reception hall and inner hallway form an impressive introduction to the house, with an elegant drawing room positioned to the front, enjoying views across The Chipping and centred around a handsome fireplace. The staircase rises gracefully through the centre of the house, leading from the hall to a formal dining room and a charming farmhouse-style kitchen/breakfast room to the rear. The kitchen is complemented by a useful pantry and adjoining utility room, while a cellar provides valuable additional storage.

The first floor is particularly impressive, with a generously proportioned principal bedroom that enjoys delightful views over The Chipping. Also on this floor is a comfortable second sitting room, creating a superb secondary reception space, which in turn leads to a further bedroom currently arranged as a home office and a bathroom. On the second floor is an additional bedroom benefiting from exposed beams, and a large bathroom with a cast-iron bath.

Further enhancing the practicality of the house is a useful cellar, accessed from the reception hall, offering excellent ancillary storage.











SITUATION

The Chipping, one of the town's most picturesque and historic settings. Renowned for its charming cobbled streets and the iconic flight of steep stone steps that lead from The Chipping, this instantly recognisable corner of Tetbury is amongst the most photographed and admired in the Cotswolds.

Tetbury has a diverse range of independent shops, boutiques & services, including supermarkets, delicatessens, restaurants, cafes, and antique shops, as well as its famous Sack Race on Gumstool Hill. Tetbury also has the locally renowned "Goods shed," a venue for art, events and music.

Nearby Cirencester, Malmesbury and Stroud all have a good range of shops, restaurants and cafes. Whatley Manor, Bristol, Bath, and Cheltenham are easily accessible for more extensive shopping and amenities.

A range of excellent primary, comprehensive and private schools are in the area, including Beaudesert Park, Westonbirt, the Cheltenham Colleges, and first-class grammar schools in Stroud and Cheltenham.

Fast train services to London Paddington are available from Kemble and Chippenham stations. Both the M4 and M5 are easily accessible.

Westonbirt Arboretum provides spectacular walks and events. Golf at Minchinhampton. Racing at Cheltenham. Polo at Beaufort and Cirencester Park. Eventing at Badminton and Gatcombe. Motorsports at Castle Combe.















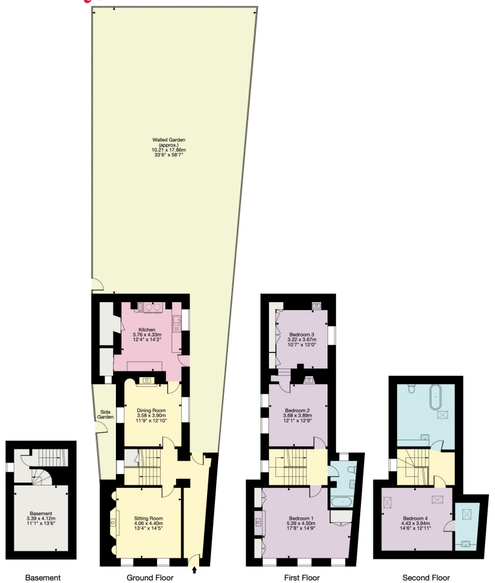
GARDEN

Enclosed by traditional Cotswold stone walls, the beautifully landscaped garden enjoys a wonderful sense of privacy and seclusion, creating a peaceful retreat from the bustle of daily life. Thoughtfully designed, it features a charming mix of gravelled pathways, areas of lawn and deeply planted borders brimming with mature roses, fragrant lavender and an abundance of established shrubs. At its heart, a delightful terrace sits beneath the canopy of an apple tree, providing a sheltered, picturesque setting for al fresco dining, summer entertaining, or simply relaxing with a morning coffee. There is also a gate for side access by the church, for coming around the back or taking the bins out, plus a rail-fenced area for storage, currently used as a wood store and for bikes.

It is a wonderfully inviting outdoor space, perfectly suited to both peaceful enjoyment

The Manse,
10 The Chipping, Tetbury, Gloucestershire

Gross Internal Area (Approx.)
Main House = 216 sq m / 2,325 sq ft
Garden (approx.) = 190 sq m / 2,045 sqft



Living Area/Reception
Kitchen/Utility
Bedroom/Dressing Room
Bathroom/WC
Vaults/Storage
Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID7672666)

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