

hunter
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1 Trull Cottages, Trull, Tetbury, Gloucestershire, GL8 8SQ

A charming stone cottage with a beautifully maintained, expansive garden and excellent potential to personalise. Ideally located for commuters, with convenient rail links from nearby Kemble station.

Offering approximately 1110 sq. ft. of well-balanced accommodation, this attractive semi-detached stone cottage is nestled within a peaceful rural setting approximately 3.5 miles north-east of Tetbury. The cottage has remained within the same family for generations and now presents a wonderful opportunity for a new owner to continue its story.

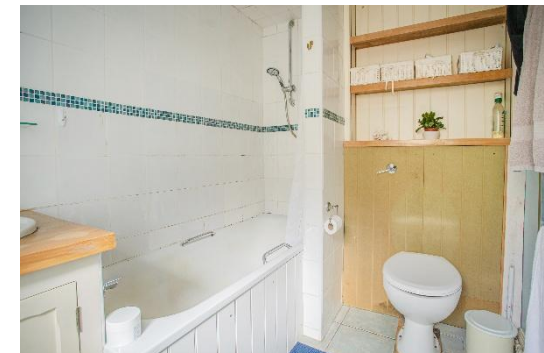
Entering beneath a dogwood canopy and through a wooden picket gate, the property immediately impresses with its spectacular three-tiered garden situated to the right-hand side. Lovingly planted with a wealth of mature shrubs, plants and trees, the garden also includes a generous allotment area bordered by established European beech, hazel and maple trees, providing both privacy and a beautiful outlook. To the left-hand side of the cottage, climbing rose bushes frame the recently replaced white-painted double-glazed timber windows, complete with traditional monkey-tail latch fittings. The bespoke windows have been thoughtfully updated throughout the property. A small patio area with mature planting further enhances the cottage's charm.

The ground floor accommodation begins with a practical entrance hallway entered through the stable front door, offering ample space for coats and shoe storage, complemented by traditional red quarry tiled flooring and a useful understairs cupboard with cottage door.

Leading from the hallway is the well-proportioned living room, featuring a log-burning stove with wooden surround and quarry tiled hearth. Bespoke fitted storage cupboards, bookshelves and a corner television unit provide both practicality and character.

Positioned to the right of the entrance hall, the dining room offers ample space for a large dining table and features a chimney recess suitable for the installation of a wood-burning stove and currently housing an electric wood burner effect fire. Bespoke shelving with tongue-and-groove panelling, a useful storage cupboard with decorative wooden detailing, dual-aspect deep-set windows allowing for excellent natural light, and wood-effect flooring all contribute to the room's welcoming atmosphere.

The dining room flows through to the bespoke cream shaker-style kitchen, fitted with wooden worktops, an electric oven and hob, built-in extractor fan, and space for both a washing machine and dishwasher. Additional features include pull-out wicker basket drawers, cream and beige brick-style splashbacks, spotlights, mottled grey ceramic tiled flooring and tongue-and-groove panelling. A rustic wooden door, incorporating a charming white-trimmed bookshelf niche, opens into the pantry, which is lined with shelving and provides space for a fridge. A door off the kitchen leads to an outside courtyard that houses the oil storage tank.



Beyond the kitchen is the ground floor bathroom, fitted with a white suite comprising a bath with electric shower over, WC and vanity unit with storage beneath. Additional features include tongue-and-groove panelling and a column radiator.

Returning to the entrance hall, a half-turn staircase rises to the first floor, opening onto a spacious and light-filled landing with bespoke fitted bookshelves and additional cupboard storage. Three bedrooms lead off the landing. The principal bedroom is a generous double room with fitted wardrobes, shelving, cupboards and a dressing table. The second bedroom is also a comfortable double with space for freestanding furniture, while the third bedroom is a good-sized single room with deep-set windows overlooking the garden and an airing cupboard housing the hot water cylinder.

Throughout the property, bespoke wooden radiator covers, fitted shelving, custom-built furniture and beautifully restored original doors all combine to enhance the cottage's character and charm.

The outlook from the uppermost tier of the garden is particularly special, a peaceful retreat from which to enjoy the beauty and tranquillity of the surroundings. At this elevated point, there is a fire pit, a generous seating area ideal for entertaining, and a brick-built outdoor barbecue.

The property is connected to mains electricity and water, with oil-fired central heating and drainage via a private treatment plant. The property is freehold. Council Tax Band D (Cotswold District Council). EPC – E (42)

Rodmarton is a picturesque Cotswold village set within an Area of Outstanding Natural Beauty, renowned for its charming period properties, rolling countryside and peaceful rural setting. The village is home to the celebrated Rodmarton Manor, an iconic Arts and Crafts country house, and enjoys a strong sense of community centred around its village hall and parish church.

Nearby Cirencester and Tetbury provide an excellent range of everyday amenities, including independent shops, cafés, pubs, restaurants and well-regarded schools, while the surrounding countryside offers an abundance of scenic walks and bridleways.

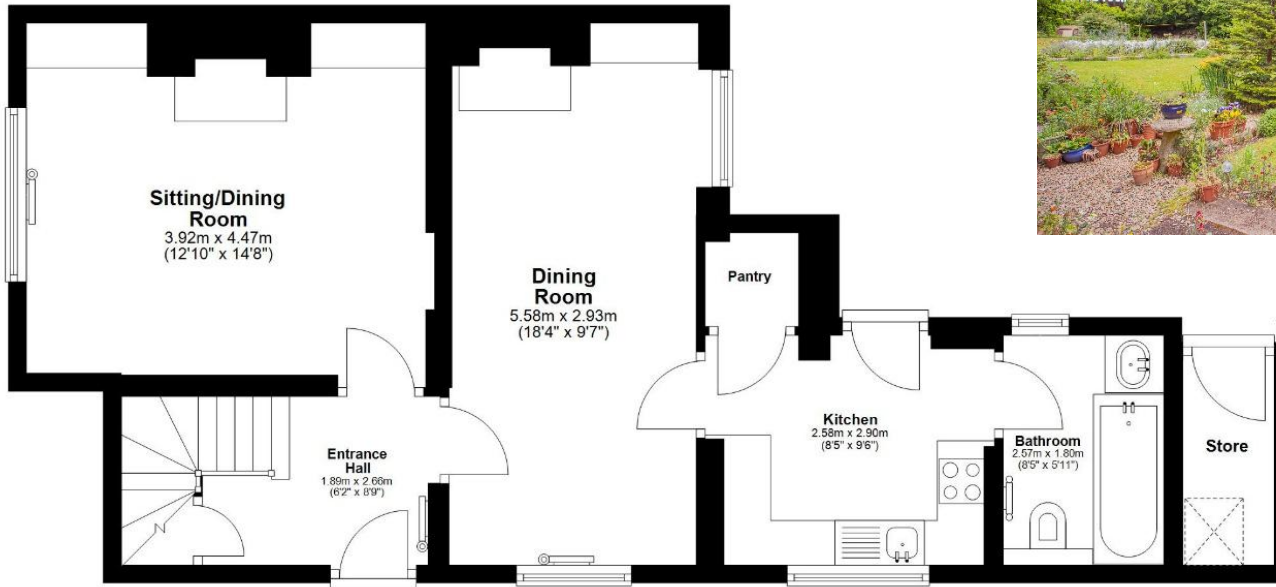
For commuters, Kemble station is conveniently located nearby, providing direct mainline services to London Paddington, while the M4 and M5 motorways are both easily accessible, offering excellent links to Bath, Bristol and beyond.



Guide Price £280,000

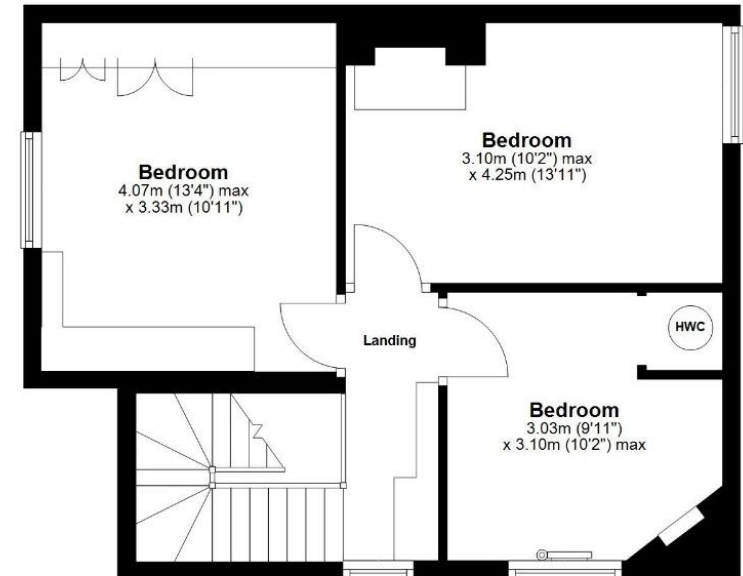
Ground Floor

Approx. 58.9 sq. metres (634.2 sq. feet)
(excluding Store)



First Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

