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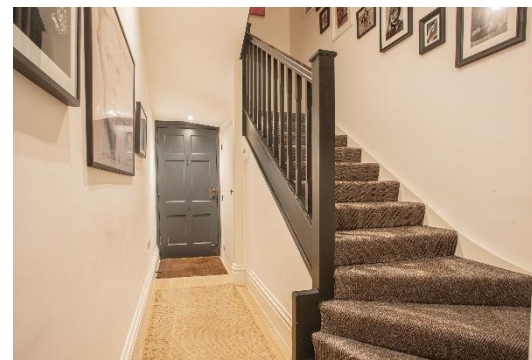
9 The Priory, The Chipping, Tetbury, Gloucestershire, GL8 8ET

This stunning townhouse situated in a central and quiet location just minutes from the high street, offers the rare addition of private parking and no onward chain. It is a perfect house for a professional couple, downsizers, retirement or that bolthole in the Cotswolds you have always dreamed of.

The Priory is an impressive historic Grade II listed building which was converted into nine separate dwellings by a prestigious developer in 2020. The Mews as the current owners refer to it, is a freehold property and was an extension to the Priory built in 1994 so is a very modern construction of the highest sympathetic quality.

The property, which is arranged over two floors, is entered via the private front door into a welcoming entrance hallway. The flooring is superb, engineered oak throughout the ground floor creating a wonderful sense of flow. The high ceilings are a wonderful feature with cornicing throughout giving a sense of space. The ground floor consists of a large open plan kitchen/dining/sitting room. To one end is the sitting area with ample space for sofas and a bespoke media wall to add some character and clever storage. The room boasts four beautiful large sash windows to allow ample light into the room. Sitting centrally within the room is a dining table and chairs to create a wonderful social space. To the front of the property is a well-proportioned kitchen which comprises modern, quality, slab-fronted wall and base units. The kitchen incorporates integrated appliances such as dishwasher, fridge, freezer, electric oven and Neff induction hob, a sink is inset in the worktop with a contemporary brass tap with further storage available. The countertops and upstands are finished in a quartz which enhance the contemporary nature of the kitchen. To complete the ground floor, there is a large panelled WC with a sink and toilet and large heated towel rail.

Rising up to the first floor via the impressive multi-tiered staircase, is a generous landing with a large utility cupboard housing the washing machine, electric boiler and pressurised water tank. This floor enjoys two large double bedrooms, bedroom one is to the front of the property with ample space for freestanding storage. There are two large sash windows flooding the room with light. Bedroom two is a similar size double room with built in wardrobes and ample storage. The main bathroom has been finished to an excellent standard with high-quality, wood effect flooring, marble effect porcelain wall tiles with a shower over the bath, heated towel rail, marble effect sink and toilet.



Externally there is a beautifully maintained communal gardens shared with the other Priory home owners. The Mews is a freehold property but contributes to a proportionate service charge for garden and ground maintenance.

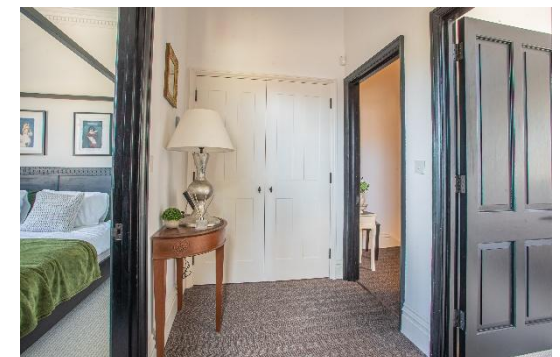
Finally there is an allocated bin storage area and a private numbered parking space at the rear of the building.

We are informed the property is connected to mains services such as; water, electricity and drainage. Council Tax – D (Cotswold district Council). The annual maintenance charge is approximately £1700 PA.

EPC – E (46).

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, antique shops, pubs and restaurants. Tetbury is well known as the antiques capital of the UK. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

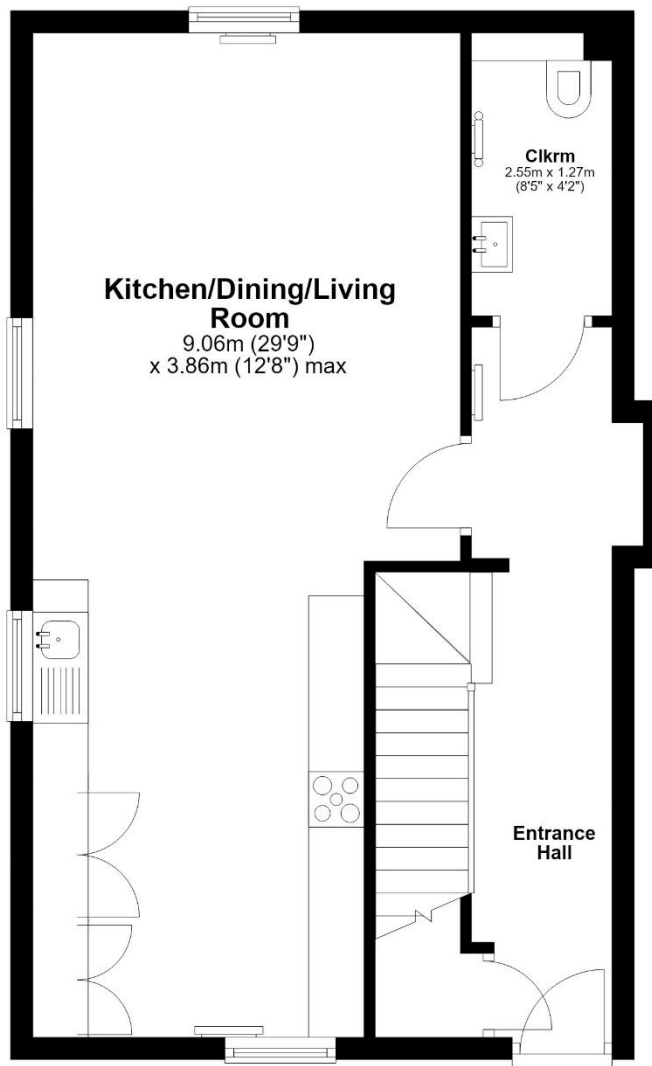
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.



Offers Over £475,000

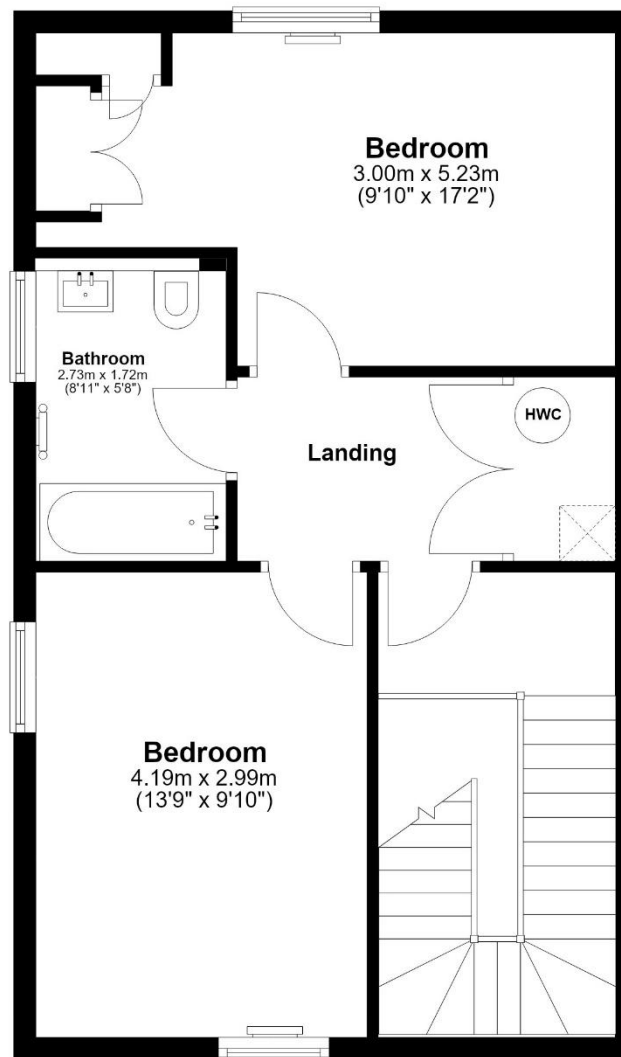
Ground Floor

Approx. 47.6 sq. metres (512.9 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 95.0 sq. metres (1022.4 sq. feet)



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