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Stanton House, 18 New Church Street, Tetbury, Gloucestershire GL8 8DT

A delightfully handsome Georgian townhouse, just steps away from Tetbury's town centre. The property is set across three floors, offering three bedrooms and accompanied by a charming courtyard garden to the rear.

Stanton House is an imposing Grade II Listed home situated on New Church Street in the heart of Tetbury. The property has been home to the current owners since 2021 and has been tastefully improved with sympathetic décor and presentation throughout. Across the three floors of characterful accommodation, there is a wealth of charming features that are showcased whilst still offering practical living spaces.

The front door is framed by a decorative architrave and leads into an initial vestibule ahead of the entrance hallway. Stunning flagstones flow throughout the hallway to reach the original staircase, which retains traditional Georgian spindles and handrails, turning gracefully at a half landing. To the right-hand side of the hallway are two reception rooms, joined by an arched opening. The sitting room occupies the front half, featuring an impressive sash window and a focal open fireplace with a decorative surround. The dining area sits to the rear with another sash window overlooking the courtyard, along with built-in recessed cabinetry including glazed shelving and cupboards. Accessed from the hallway is the kitchen, arranged in a galley style with space for a breakfast table at one end. A collection of wall and base units make up the kitchen, finished with wood-effect worktops. Integrated appliances include an electric oven and hob, dishwasher, and fridge freezer. This room benefits from a vaulted ceiling with exposed beams, as well as a stable door and window opening onto the courtyard. Beyond the kitchen is a useful inner lobby, providing an ideal space for storing shoes before reaching the downstairs cloakroom, fitted with a W.C. and wash basin.

Rising the staircase to the first-floor landing provides access to the first of the three bedrooms and the family bathroom. The bedroom spans the full width of the property and enjoys two sash windows to the front. Generous in size, there is ample space for bedroom furniture, whilst useful alcoves sit either side of the chimney breast. The bathroom comprises a traditional white suite, including a delightful freestanding roll-top, claw-foot bath with a shower fitted above for modern convenience. Along one side of the room are three useful storage cupboards, one of which houses the hot water cylinder.

The second floor hosts the remaining two bedrooms, both enjoying additional character from their gently sloped ceilings whilst still retaining excellent head height. The larger of the two rooms mirrors the proportions of the principal bedroom below, with two sash windows and generous accommodation. The final bedroom enjoys a lovely view across the town's Cotswold rooftops towards St Mary's spire.



The property also benefits from a spectacular traditional vaulted cellar, ideal for storage, accessed via a hatch in the kitchen.

The property is connected to mains services of gas, electricity, water and drainage. Council tax band E (Cotswold District Council). The property is freehold and Grade II Listed.

EPC – Exempt.

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, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

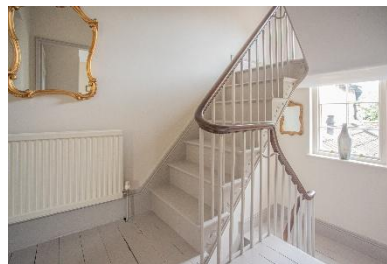
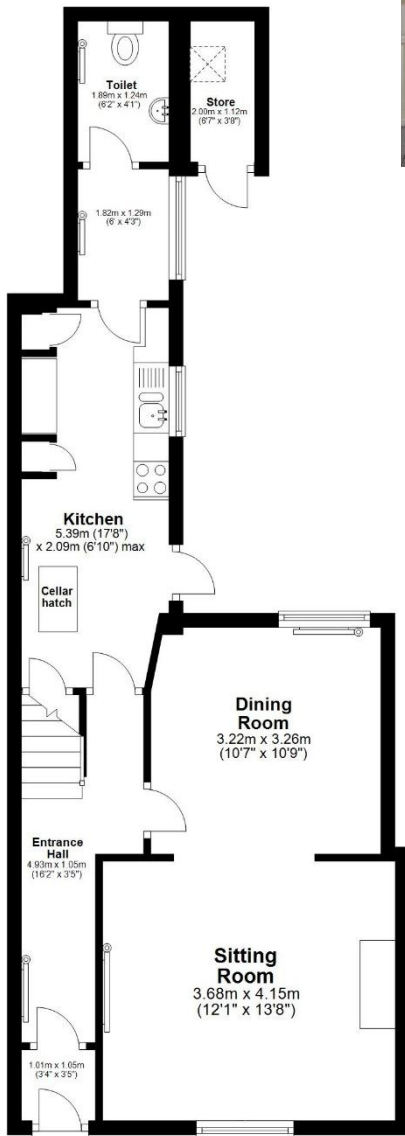
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £635,000



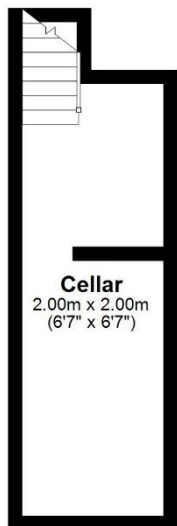
Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



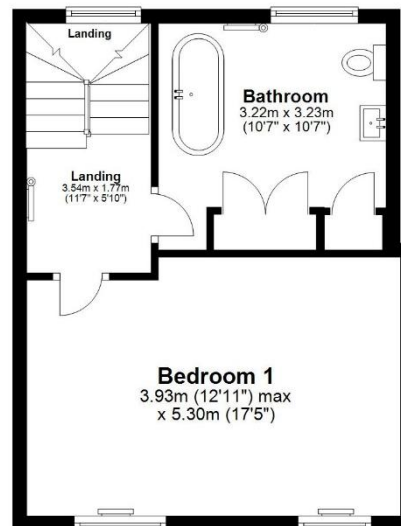
Basement

Approx. 12.9 sq. metres (139.0 sq. feet)



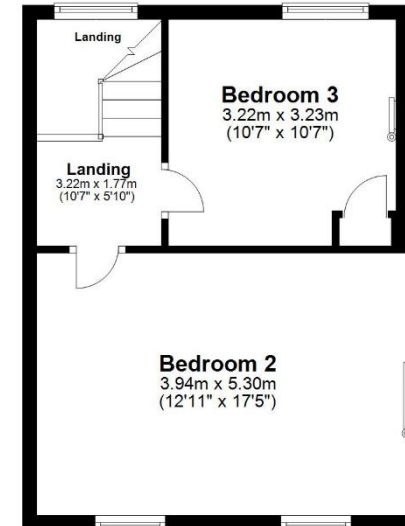
First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Second Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 141.7 sq. metres (1525.6 sq. feet)