

hunter
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14 The Green, Tetbury, Gloucestershire, GL8 8DN

A beautifully positioned Grade II Listed Cotswold stone townhouse, set on the highly desirable The Green in the heart of Tetbury.

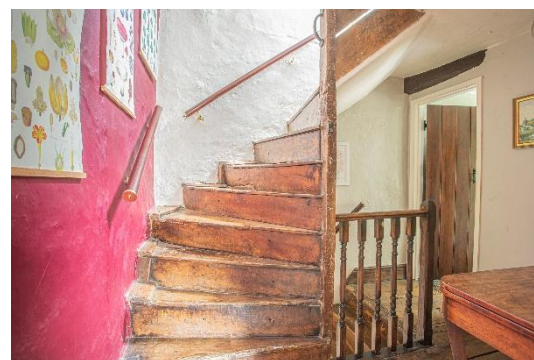
Located in one of Tetbury's most sought-after addresses, this late 17th-century home sits amongst an impressive collection of period properties and offers an exceptional amount of preserved character throughout. Original features include sash windows, stable doors with iron latches, a traditional front door, wide wooden floorboards, flagstone flooring, brass dolly light switches, exposed beams, and an exposed stone fireplace with working log burner and Baroque cast iron radiator.

Arranged over three floors, the accommodation extends to approximately 1,086 sq. ft. The property also benefits from a useful cellar, providing valuable storage space and with lapsed planning permission previously granted for conversion into a kitchen.

The original front door opens into a welcoming entrance porch with useful coat storage, leading into a generous open-plan kitchen and reception space. The shaker-style kitchen is fitted with oak worktops, a built-in electric oven, induction hob, butler sink, integrated dishwasher, and space for an undercounter fridge. There is also plumbing available in the cellar for a washer/dryer. There are two eye-catching fireplaces in this room, one has an impressive Cotswold stone chimney breast with a wood-burner inset, whilst the second has a decorative cast iron fire inset.

A stable door and elegant staircase with original wooden floorboards lead to the first floor. Here, there is a versatile third bedroom, which could also be used as a stylish townhouse-style sitting room, which the current owners do. Two sash windows allow plenty of natural light into the room. The adjacent bathroom comprises a shower over bath, decorative brick-style tiling, traditional freestanding sink and WC, useful storage cupboard, and a column radiator with towel rail.

The top floor provides two further double bedrooms. The principal bedroom is a generous and characterful room with exposed beams, space for freestanding wardrobes, and a pleasant outlook over the front of the property. The second bedroom offers space for freestanding furniture and has a Velux window to the rear allowing natural light to fill the room.



Outside, the property benefits from a charming courtyard garden to the rear, providing a private and low-maintenance outdoor space with the added convenience of pedestrian side access.

We are advised the property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band D (Cotswold District Council). The property is freehold.

EPC – Exempt (Grade II Listed).

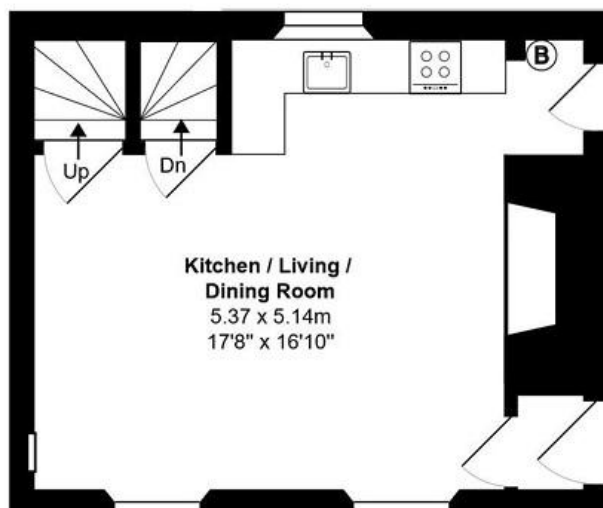
Guide Price £450,000



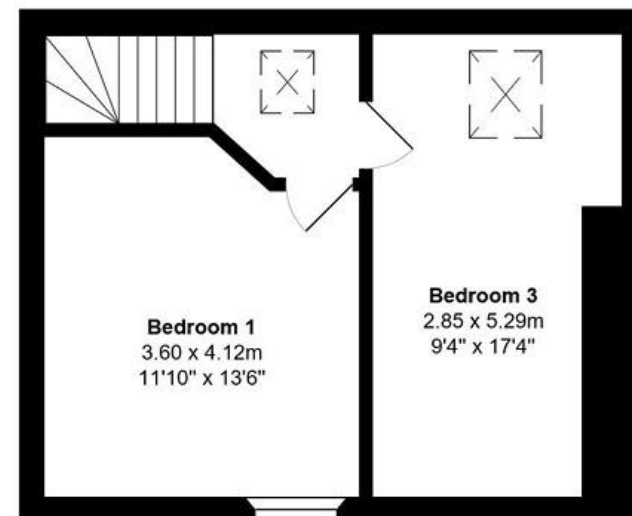
Situation

Tetbury is a historical 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.

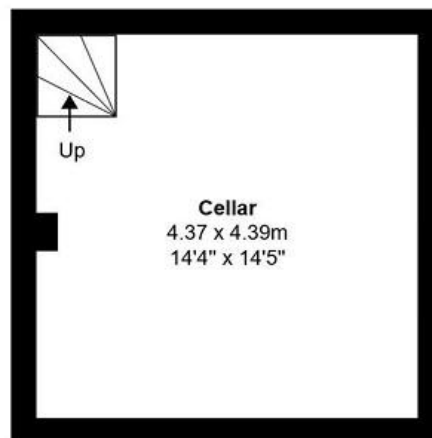
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west respectively, giving convenient transport links to Bath, Bristol and London.



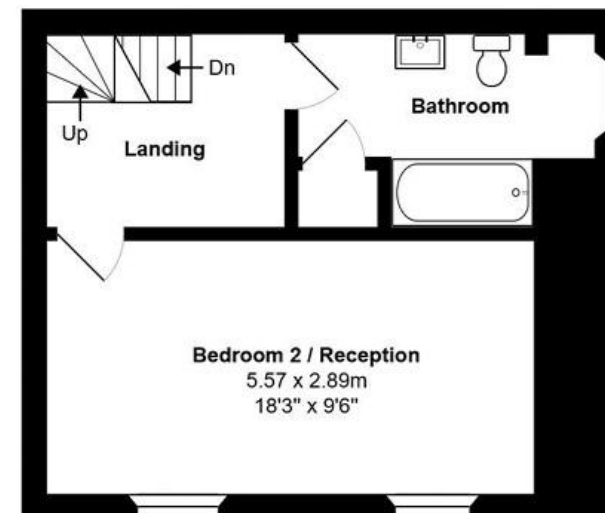
Ground Floor



2nd Floor



Basement



1st Floor

Total Area: 100.9 m² ... 1086 ft² (excluding cellar)

All measurements are approximate and for display purposes only

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk