

A three-story stone building with a mix of light and dark stone. It has several windows: a large white-framed window on the left, and several smaller black-framed windows. There are two dark doors on the ground floor. A black downspout runs vertically on the left side. A satellite dish is on the roof. To the right is a stone wall and another building. The sky is clear and blue.

hunter
french

10 New Church Street, Tetbury, Gloucestershire, GL8 8DT

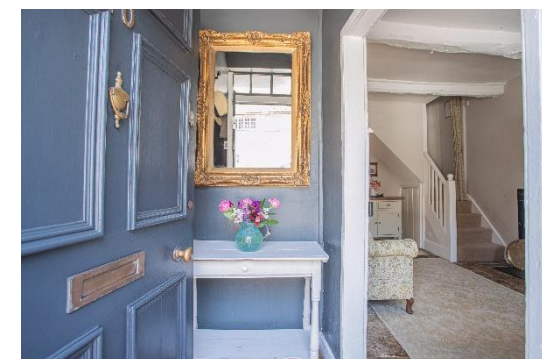
Positioned in the heart of Tetbury, just a short stroll from bustling Long Street, this beautifully presented Grade II listed Cotswold stone cottage effortlessly blends period charm with thoughtfully considered modern updates. Offered with no onward chain, it would make an ideal full-time residence, lock-up-and-leave or holiday home.

10 New Church Street is a beautifully presented period home that has been lovingly maintained by the current owners and sympathetically enhanced to complement its heritage. During their ownership, various improvements have been carried out, including the installation of a wood-burning stove, a new boiler, a comprehensive overhaul of the front Cotswold stone roof slope, refurbishment of the conservatory, together with tasteful redecoration throughout.

Stepping inside, a welcoming entrance porch provides an excellent area for coat and shoe storage, along with space for a console table. A door leads into the cosy sitting room, where exposed beams, flagstone flooring, handsome fireplace with a wood-burning stove, and sash windows with bespoke fitted shutters all combine to create a warm and inviting atmosphere. The space flows seamlessly into the beautifully appointed kitchen, which has been upgraded with a new oven, induction hob, integrated dishwasher and tap. The shaker-style fitted base units are finished with oak worktops and a Belfast sink, complemented by matching open oak shelving, while a glazed door leads through to the conservatory at the rear. Filled with natural light, the conservatory provides a versatile additional reception room, perfect as a dining area, garden room or home office, with French doors opening directly onto the enclosed courtyard garden.

Across the upper floors are two generous double bedrooms. The first bedroom enjoys a charming feature fireplace and a tall sash window, while the second-floor bedroom benefits from a fitted storage cupboard. The spacious bathroom is positioned to the rear of the first floor and comprises a white suite with a separate shower and freestanding roll-top bath. The room is filled with natural light from two windows and is finished with attractive wood-effect flooring throughout.

Outside, the enclosed rear courtyard garden provides a private, low-maintenance setting for outdoor dining and entertaining during the warmer months. Planted borders create a true English courtyard feel, with a variety of flowers including roses, lavender and foxgloves.

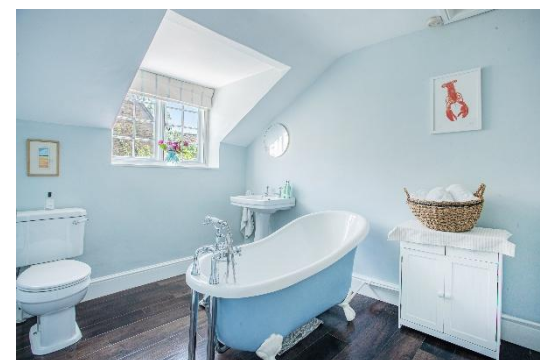


We are informed that the property is connected to all mains services: water, gas, drainage and electricity. Council Tax Band C (Cotswold District Council). The property is freehold.

EPC – Exempt (Grade II Listed).

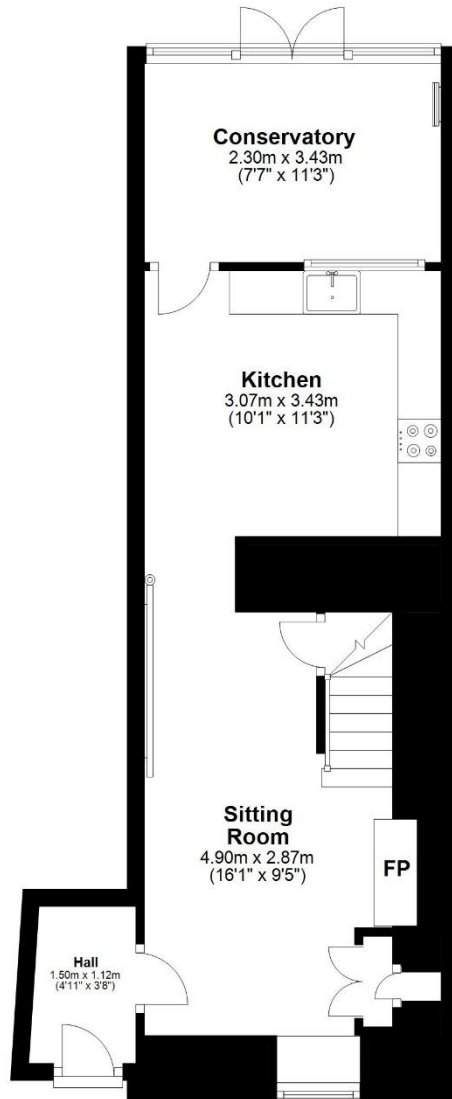
Tetbury is a historic Cotswold market town set within an Area of Outstanding Natural Beauty, renowned for its royal connections, including nearby Highgrove House, the country residence of King Charles III. The town offers a charming mix of independent shops, cafés, pubs and restaurants, alongside everyday amenities such as a supermarket and well-regarded primary and secondary schools. For commuters, Kemble Station—approximately seven miles to the north—provides direct mainline services to London Paddington, while the M4 and M5 motorways are easily accessible, offering excellent links to Bath, Bristol and London.

Guide Price £425,000



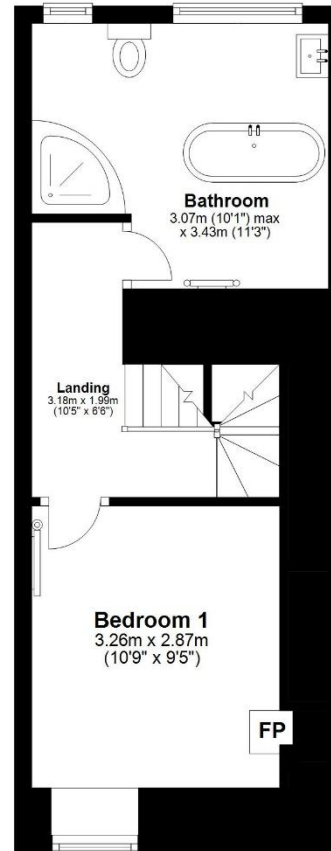
Ground Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



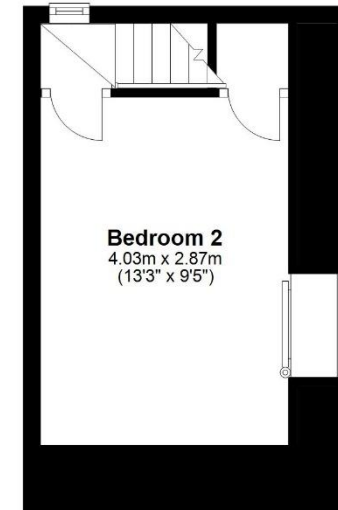
First Floor

Approx. 26.2 sq. metres (281.5 sq. feet)



Second Floor

Approx. 14.7 sq. metres (158.1 sq. feet)



Total area: approx. 78.0 sq. metres (839.2 sq. feet)