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Stonewalls, 6 Chavenage Lane, Tetbury, Gloucestershire, GL8 8JW

A charming, semi-detached Cotswold cottage located adjacent to the recreational ground and boasting a private southerly facing garden and off-street parking for two vehicles. Offered to the market with no onward chain.

Stonewalls is a characterful stone cottage enjoying a pleasant location within the town and is just a short walk of the centre. The cottage has been extended by previous owners and now offers a practical and sociable layout to suit modern day lifestyles but retains a wealth of character features throughout its approximate 1393sq.ft of accommodation, which is arranged across two floors. Furthermore, the current owners have enhanced the property with the widening of the driveway to create additional parking, updating the central heating system with a 'Hive' smart thermostat and updating the decoration with some new flooring, stripping of the latch cottage doors and external painting.

The flow of the ground floor has been cleverly reconfigured as part of extension works undertaken at the property and the entire of this area, with exception of the sitting room, boasts the added benefit of underfloor heating. The welcoming entrance hallway is accessed via a solid wooden, part glazed door leading in from the garden. The hallway features an attractive flagstone floor that runs into the adjacent cloakroom and also into the kitchen. The hall is a bright and light filled space owing to a large window and benefits from a useful fitted coat cupboard and stairs that rise to the first floor. The kitchen/dining/family room is an inviting, sociable space that runs along one side of the ground floor with dual aspect windows to the front and rear with areas for both dining and seating. The kitchen itself sits to the rear of the room and is fitted with a sympathetic range of solid wooden cabinets under wooden worktops. There is space for a fridge freezer and space and plumbing for a dishwasher and washing machine. The front end of the room sits within the original part of the cottage and boasts a beautiful, exposed Cotswold stone feature fireplace and a window seat within the original window. A connecting door leads into the sitting room, which also has a further door back to the hallway. The sitting room also enjoys a dual aspect and has an equally attractive fireplace to one end with a wood burner set within.

Rising to the first floor the landing is another light and bright space with space for a study area to one end. The cottage benefits from three bedrooms, all of which are of double proportions. There is both a shower room and a bathroom to serve the bedrooms and both are finished in natural stone tiling and white suites.

The enclosed, private garden of the property benefits from a southerly aspect, allowing for the entire space to enjoy sunshine throughout the day. There is a Cotswold stone wall that runs along two sides of the garden, and it is



predominantly laid to lawn with several specimen trees and attractive herbaceous borders. A pergola covered Cotswold gravel pathway leads from the driveway to the main door and a further area can be found beside the property with a timber shed and space for bin storage. We understand that the property is connected to all mains services; gas, electricity, water and drainage. Council tax band D (Cotswold District Council).

EPC – D (63).

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.

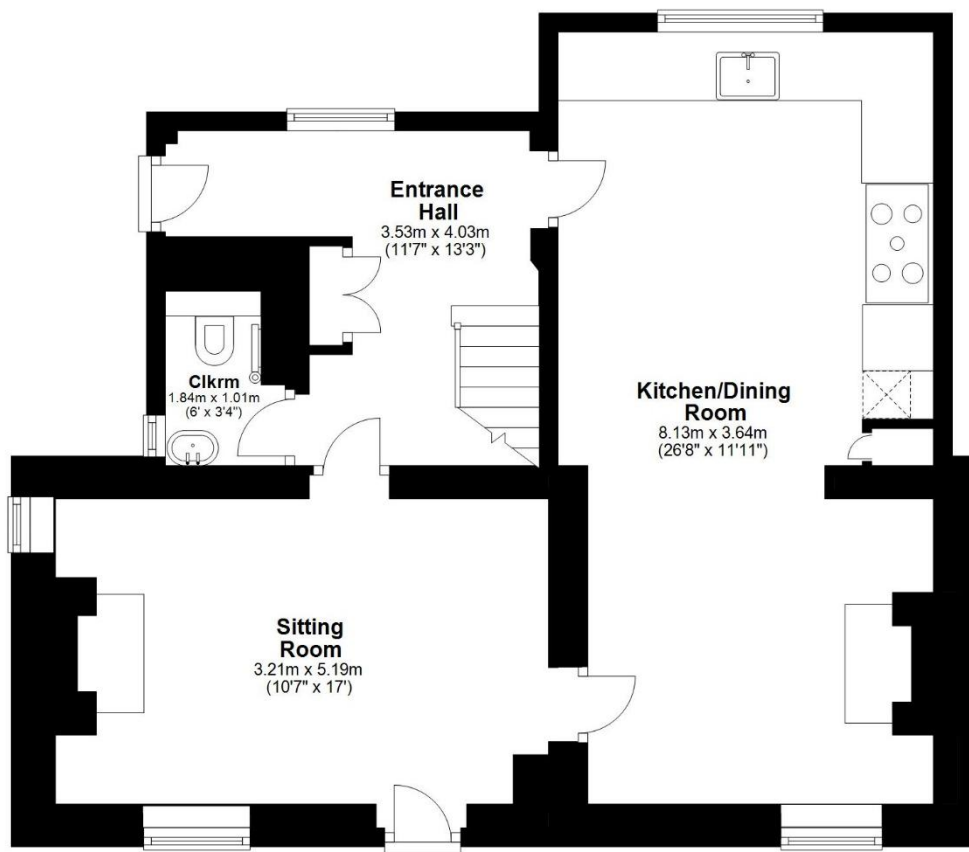
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £620,000



Ground Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.4 sq. feet)



Total area: approx. 129.5 sq. metres (1393.6 sq. feet)