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The Old Meeting Hall, 1 Bath Road, Tetbury, GL8 8EG

Impressively modernised throughout, this unique Tetbury property occupies a pleasant position beside the Cutwell Valley, offering versatile and spacious accommodation. Offered to the market with no onward chain.

The Old Meeting Hall is positioned on Bath Road, just a short and scenic walk from the town centre. Purchased in 2020 by the current owners, the property has since been fully modernised and tastefully improved throughout and today offers a new owner a truly stunning home to move straight into. Upgrades include a new heating system, replacement windows throughout, updated electrics, and a new kitchen and bathroom. Set across two floors, the accommodation extends to approximately 1,302 sq. ft.

The Old Meeting Hall has a unique and fascinating history, having stood at the foot of Bath Bridge for over 200 years. Before becoming a residential home in the 1990s, the building played several interesting roles in the town. It was used by the Australian Army during the First World War, formed part of the Warn & Sons brewery estate, and served as a meeting hall and place of worship for the Plymouth Brethren for almost a century.

The front door is approached beneath an impressive stone-pillared porch and opens into the entrance hallway. This is a practical space for hanging coats and storing shoes before heading into the main accommodation, where there is also a cloakroom with WC. The first room reached is a generously sized reception room benefiting from a dual aspect. This has been transformed into an atmospheric dining room, with a deep wall colour and feature wallpaper, complemented by wood-effect flooring that continues throughout the remainder of the ground floor. In one corner of the room, in front of a sash window framing views of St Mary's spire and the impressive Bath Bridge, an area has been cleverly utilised as a study space.

The kitchen sits beyond this room and is semi-open-plan to the sitting room, creating a seamlessly sociable space for entertaining. The kitchen boasts an extensive collection of fitted wall and base units, with an integrated microwave, dishwasher and washing machine, freestanding Rangemaster electric cooker plus space for a fridge-freezer. A Butler sink, quartz worktops and under-pelmet lighting all add to the quality of the finished design, along with a breakfast-bar peninsula with space for two stools.

The adjacent sitting room centres around a stone fireplace with an inset wood-burning stove, while bespoke panelling extends across the width of the room. A sash window overlooks the Cutwell Valley and, although the room is semi-open-plan to the kitchen, it retains a charming and cosy feel. A door from the sitting room opens onto the rear courtyard garden.

Stairs rise from the sitting room to the first floor, with deep-set windows allowing natural light into the stairwell. Beneath the stairs is a useful cupboard, which also houses the gas central heating boiler.



The first floor comprises two very spacious double bedrooms and a shower room. The principal bedroom occupies the rear of the property and features two dormer windows, with views towards the town and across the valley. This is a luxuriously finished room, with an extensive range of bespoke fitted wardrobes and a freestanding bath positioned to one side.

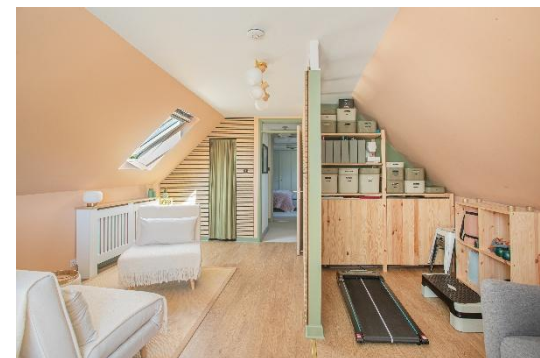
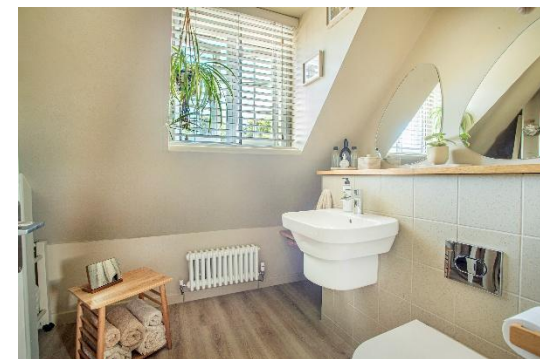
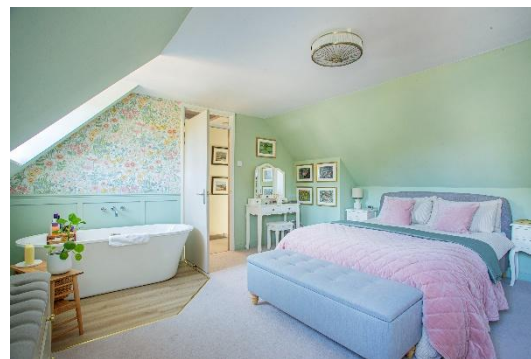
The second bedroom offers great versatility due to its size, providing ample space for a bed and additional furniture, along with a slightly raised area that is perfect for a home office. The owners have also partially divided off an area of the room to create a home gym or dressing area. The room features a particularly eye-catching arched window to the front, plus a Velux window and a built-in cupboard.

Externally, a pretty rear courtyard garden accompanies the house, offering an ideal area for outdoor furniture, potted plants and raised beds. A side access leads around to the front of the house.

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

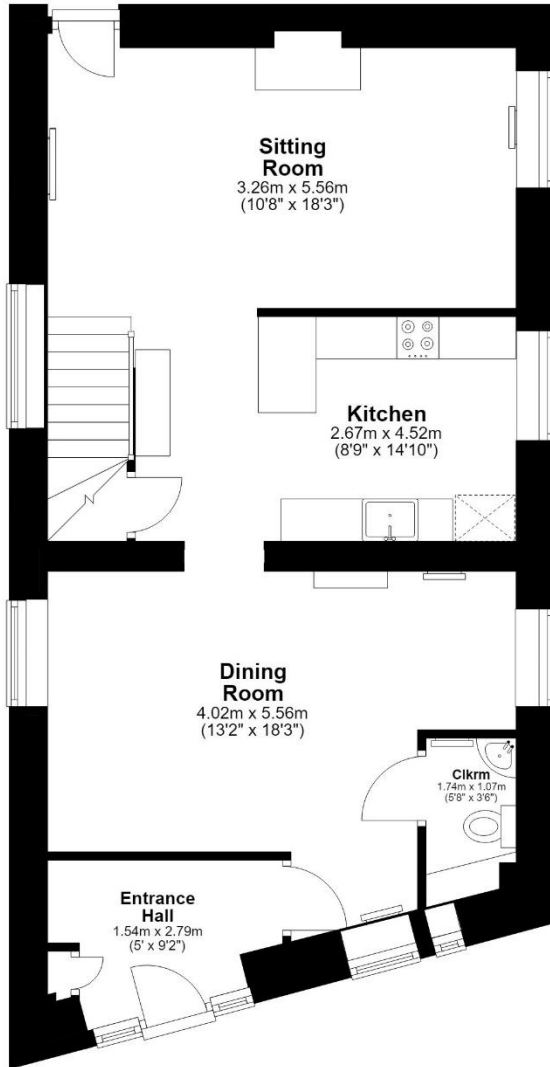
EPC – C (74).

Guide Price £470,000



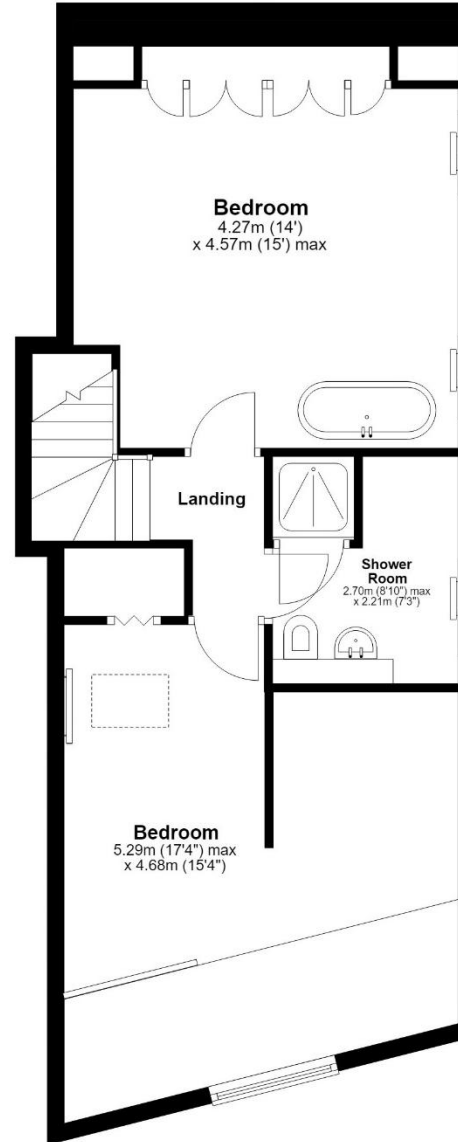
Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Situation

Tetbury itself is a historic wool town set within the Cotswolds Area of Outstanding Natural Beauty, renowned for its royal connections—most notably nearby Highgrove House, the country residence of King Charles III. The town offers a delightful mix of independent retailers, cafés, pubs, and restaurants, along with essential amenities including a supermarket and both 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 both easily accessible, offering excellent links to Bath, Bristol, and London.



Total area: approx. 121.0 sq. metres (1302.6 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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