

hunter
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26 London Road, Tetbury, Gloucestershire, GL8 8JL

A beautifully presented and thoughtfully modernised Cotswold stone cottage in the heart of Tetbury, offering two double bedrooms, a stylish kitchen, charming period features, a private enclosed garden, and the added advantage of no onward chain.

Perfectly positioned in the centre of the highly sought-after market town of Tetbury, this attractive mid-terrace cottage combines character, comfort and contemporary living. Just a short stroll from the town's excellent range of independent shops, cafés, restaurants and everyday amenities, the property has been sympathetically updated throughout to create a welcoming home. The property is double glazed throughout, benefits from gas fired central heating and has a modern kitchen and bathroom.

A handsome dark grey timber front door opens into an entrance vestibule with built-in matwell and useful overhead storage. Beyond, a glazed internal door leads into the charming sitting room, where a striking wood-burning stove is set within an exposed stone chimney breast, complemented by a traditional brick soldier course. Bespoke shaker-style cabinetry with solid timber worktops flanks the fireplace, while handcrafted shelving provides an attractive display space. A delightful window seat beneath the front-facing window offers the perfect spot to relax and watch town life pass by. Exposed beams and original flagstone flooring further enhance the room's character.

The sitting room flows seamlessly into the extended kitchen/dining room at the rear of the property, creating an excellent space for both everyday living and entertaining. The dining area benefits from useful understairs storage whilst the contemporary shaker-style kitchen is fitted with elegant grey cabinetry, solid wooden worktops and a comprehensive range of integrated appliances. The appliances include an oven and microwave, dishwasher and an induction hob with an extractor hood. Large slate-effect floor tiles run throughout the kitchen and a generous rooflight in addition to the window fills the space with natural light, while a door provides direct access to the rear garden.

Adjacent to the kitchen is the beautifully appointed family bathroom, finished to a high standard and featuring a white suite comprising a bath with overhead shower and handheld attachment, vanity basin with coordinating cabinetry, mirrored storage cabinet and WC. Stylish floor tiling and tasteful décor create a bright and contemporary feel. The bathroom also features a bespoke laundry cupboard to house both a washing machine and tumble dryer.



On the first floor are two generous bedrooms, both enjoying vaulted ceilings with exposed original beams and window seats. The rear bedroom benefits from a built-in cupboard housing the gas-fired central heating boiler and enjoys a delightful view overlooking the garden below.

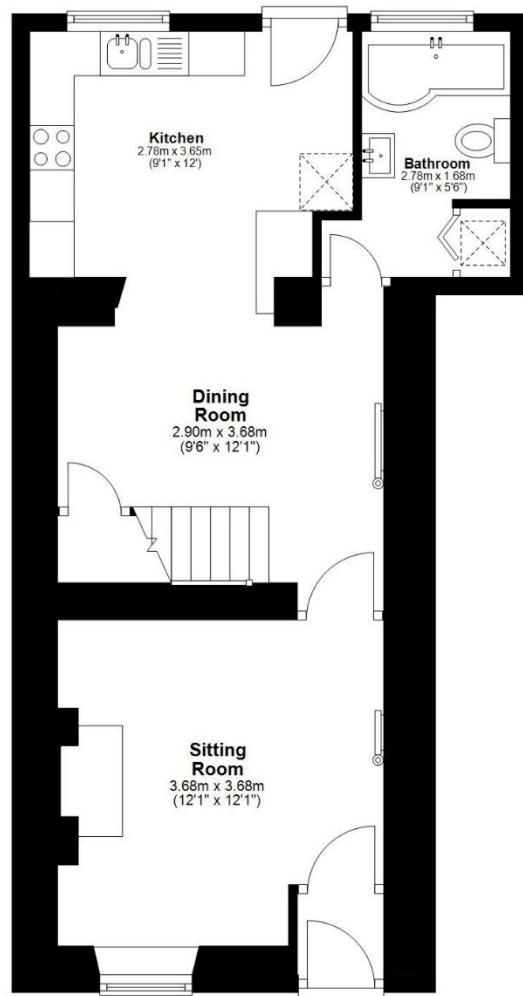
Outside, the fully enclosed rear garden provides a private and peaceful retreat. Immediately outside the kitchen is a paved terrace, ideal for outdoor dining and entertaining. The garden rises gently to a lawned area via sleeper-supported steps, framed by attractive lavender planting and mature shrubs. Stone walls, established trees and carefully designed screening create a wonderful sense of privacy and seclusion, while useful garden sheds provide practical storage.

Guide Price £345,000



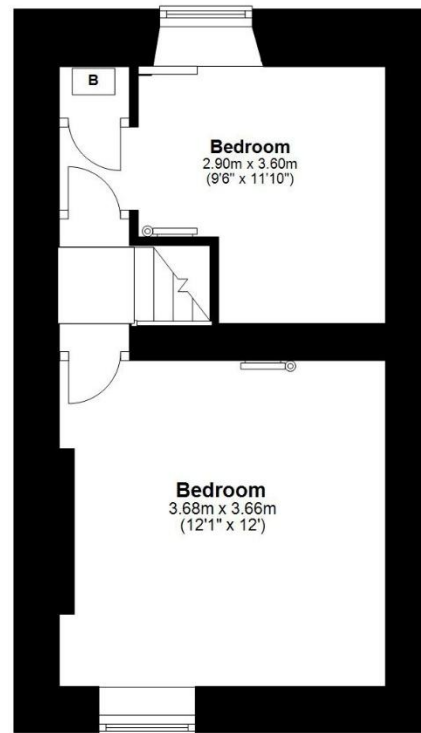
Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.4 sq. feet)



Total area: approx. 69.4 sq. metres (747.3 sq. feet)

Services

The property is connected to all mains services including gas, electricity, water and drainage.

Council Tax Band D (Cotswold District Council).

The property is freehold.

EPC – D (64).

Situation

Tetbury is one of the Cotswolds' most desirable and historic market towns, renowned for its attractive architecture, vibrant community and rich heritage. Closely associated with HM King Charles III through nearby Highgrove House, the town offers an exceptional range of independent boutiques, antique shops, cafés, traditional pubs and restaurants, alongside excellent everyday amenities including a supermarket and both primary and secondary schools.

For commuters, Kemble Station is approximately seven miles away and provides direct rail services to London Paddington. The M4 and M5 motorways are also easily accessible, offering convenient connections