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Tithe House, 10 The Green, Tetbury, Gloucestershire GL8 8DN

An exceptional period home situated in the heart of Tetbury's town centre. Along with a wealth of character throughout, this Grade II listed home is accompanied by off-street parking, a garage, and a pretty courtyard garden.

Tithe House sits prominently on The Green, directly opposite St Mary's Church in the centre of Tetbury. The property is understood to date back as early as the 1700s and today offers a welcoming and friendly home with generous accommodation set across three storeys, reaching approximately 2,600 sq. ft.

Entering via the front door, framed by its attractive decorative architrave, leads into an entrance hallway featuring beautiful encaustic tiled flooring throughout. There is a side window complete with a deep window seat and wooden shutters that fill the space with light, and a handy cupboard is found at one end. Glazed double doors open from here into the principal reception room, where the impressive open fireplace—complete with wooden mantel and exposed Cotswold stone—takes centre stage. Traditional flagstones run throughout the room, along with a triple bay sash window. To one side of the room are two stripped half-width doors that open to the turned staircase. An inner lobby is found on the opposite side of the sitting room, providing access to the dining room, kitchen, and downstairs shower room.

The dining room is another space oozing with character and features the same flagstone floor. The room enjoys a dual aspect, with both windows fitted with wooden shutters, and one overlooking the rear garden. The kitchen completes the ground floor and is fitted with a range of oak wall and base units, including a central peninsula that usefully increases the worktop space. An AGA provides a natural focal point within the room, while further integrated appliances include a double oven, gas hob, and dishwasher. An enticing half-glazed stable door opens into the courtyard garden.

Rising to the first floor, a landing provides access to three of the five bedrooms and the family bathroom. Throughout the upper floors, a solid oak floor has been laid, giving a high-quality finish while maintaining the sympathetic feel of the building. The principal bedroom sits to the front of the property with an impressive four-bay mullion window that fills the space with natural light. There is an en suite shower room that accompanies this bedroom, complete with its own window. A second double bedroom sits to the rear, along with a small single room that would work very well as either a study or nursery, if desired. The principal bathroom is another light-filled space owing to its dual aspect and comprises a white suite with shower over the bath.

The second floor of the house accommodates two further bedrooms, which share a central shower room between them. As expected, both rooms feature plenty of character, including exposed beams, mullion windows, and original panelling. The front bedroom has the unique addition of a mezzanine area reached by ladder-style steps.



In addition to the main accommodation, there is a detached outbuilding that the current owner has recently converted into another reception room. To date, it has been used as a more formal dining room but would be ideal for anyone requiring space to work from home or as a hobby studio. The ceiling is vaulted with exposed beams throughout, and a tiled floor has been laid for easy maintenance. There is also a cellar accessed via a staircase within the property.

Externally, the rear courtyard is a delightful space landscaped to provide a patio terrace—perfect for both quiet coffee breaks and entertaining. The courtyard features mature planted beds with roses and box hedging, as well as a side access gate and entry into the detached stone garage.

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

EPC – Exempt (Grade II Listed)

Guide Price £749,000



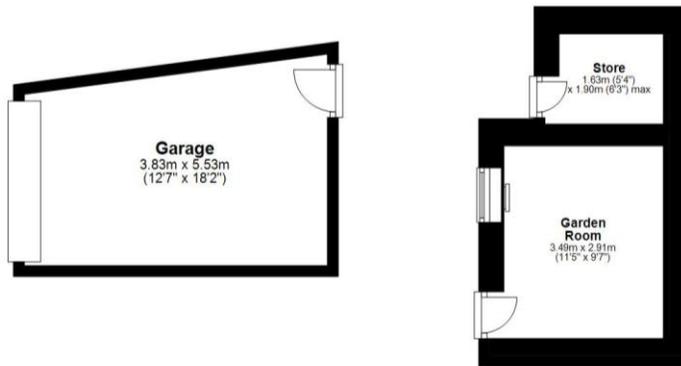
Situation

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its royal association with HM King Charles III, who resides at nearby Highgrove House. It hosts a highly anticipated and well-attended annual Woolsack Race each May on Gumstool Hill. The charming and quintessential town centre offers a wealth of amenities, including cafés, boutiques, pubs, and restaurants. Essential amenities such as a supermarket and both primary and secondary schools are located within the town itself.

Kemble Station, with a mainline service to London Paddington, can be reached just c. 7 miles to the north, and both the M4 and M5 are equidistant to the south and west respectively, offering convenient transport links to Bath, Bristol, and London.

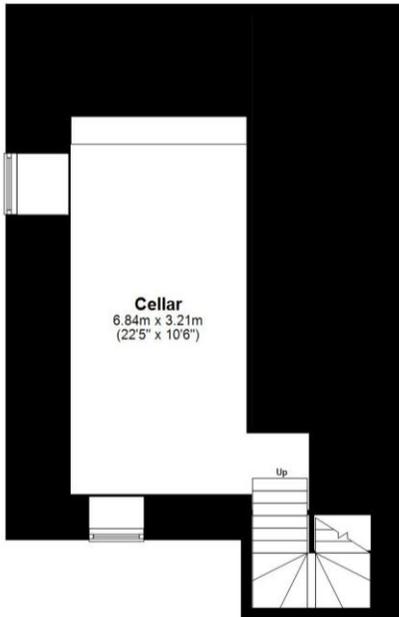
Ground Floor

Main area: approx. 64.8 sq. metres (698.0 sq. feet)
Plus garages, approx. 19.2 sq. metres (206.4 sq. feet)
Plus outbuildings, approx. 13.7 sq. metres (147.5 sq. feet)



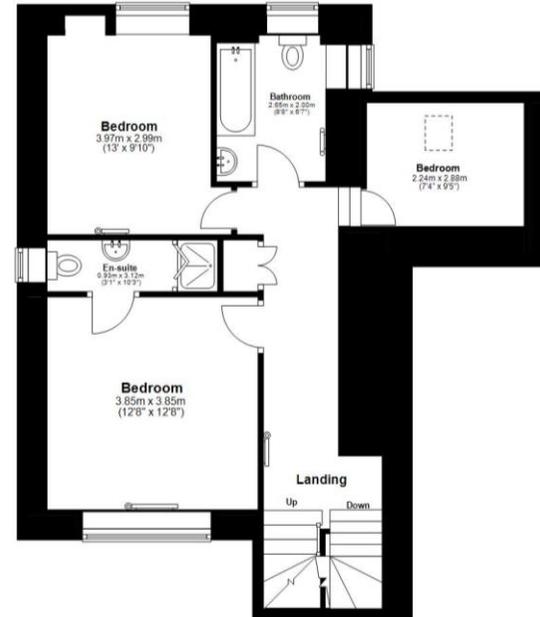
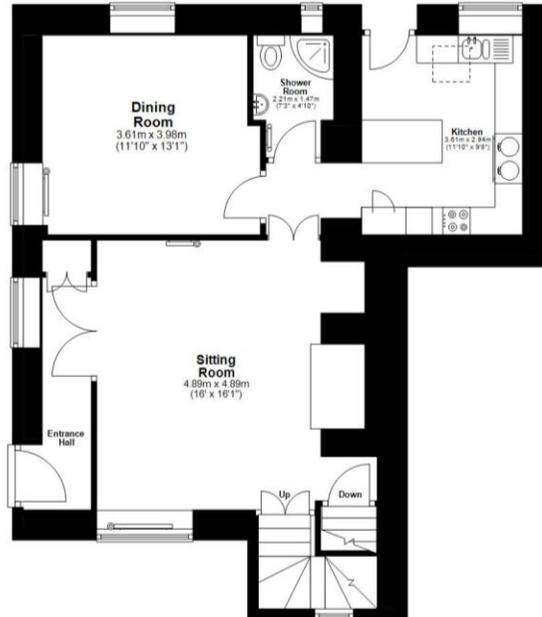
Basement

Approx. 27.2 sq. metres (293.2 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.4 sq. feet)



Second Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Main area: Approx. 197.4 sq. metres (2124.9 sq. feet)

Plus garages, approx. 19.2 sq. metres (206.4 sq. feet)

Plus outbuildings, approx. 13.7 sq. metres (147.5 sq. feet)

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