



JAMES PYLE & CO



6 Cottons Lane, Tetbury, Gloucestershire, GL8 8DP

Cotswold Stone Period Cottage  
Charming Character  
Stunning views over the Cutwell  
3 Bedrooms, 2 Bathrooms  
Living Room with Fireplace  
Kitchen/Dining Room  
Large South-Facing Garden  
Studio/Home Office  
Short walk to town centre  
Approximately 981 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £495,000**

‘Tucked away with stunning views over it's large south-facing garden and the adjoining Cutwell Valley’



## The Property

This very charming Cotswold stone period cottage is discreetly tucked away in Tetbury boasting some outstanding views and yet it's positioned within close proximity of the thriving town centre and all its amenities. The property occupies an elevated south-facing position with lovely rural views over its superb large garden adjoining the unspoilt Cutwell Valley. The cottage has spacious and characterful accommodation extending in all to 981 sq.ft. The ground floor comprises a living room with oak flooring and wood burning stove and a good-sized kitchen/breakfast room with granite worktops and appliances. Upstairs there are three bedrooms, the two end bedrooms both feature high ceilings and exposed beams. The family bathroom has a stylish roll top bath whilst the master bedroom benefits from an en-suite shower room.

The large south-facing and well stocked mature garden is a true delight landscaped over three principal terraces with meandering paths and steps connecting them. Within the garden there is a brilliant home office/studio with power spilling out to a sun terrace with pergola over.

## Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury

and Cirencester.

Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking and other countryside pursuits.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

## Tenure & Services

We understand the property is Freehold with gas fired central heating, mains water, drainage and electricity.

## Directions

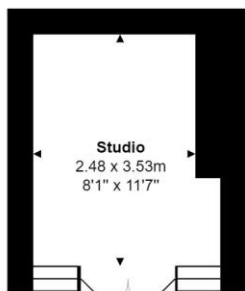
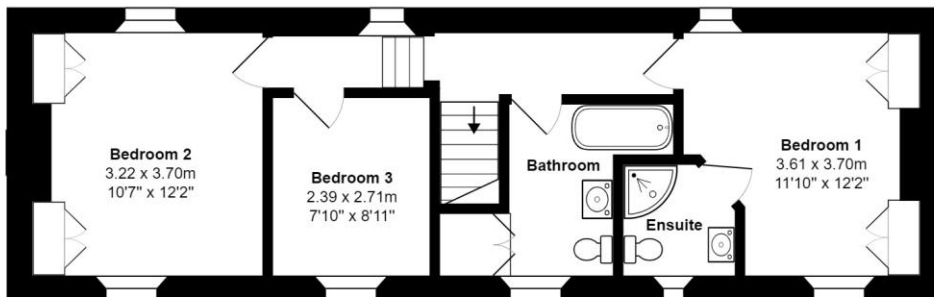
From The Market Place, head along Church Street (A433) and down the hill taking the second turning on the right into West Street. Proceed along and bear left onto Cottons Lane to locate the pedestrian access on the left. Sat nav postcode GL8 8DP

## Local Authority

Cotswold District Council

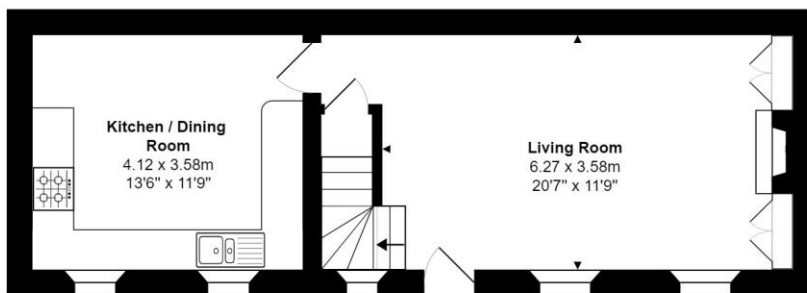
**Council Tax Band**  
D £1,872





Outbuilding

1st Floor



Ground Floor

Total Area: 91.2 m<sup>2</sup> ... 981 ft<sup>2</sup> (excluding studio)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

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