



Apartment 1, The Counting House, Long Street, Tetbury, Gloucestershire, GL8 8AQ



First Floor Apartment  
Light & Airy Accommodation  
Overlooking Pretty Gardens  
Discreetly tucked away in the town centre  
1 Double Bedroom  
Open Plan Living  
Large Communal Garden



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4 The Old School, High Street, Sherston, SN16 0LH  
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Approximately 719 sq ft

**Price Guide: £280,000**

‘Discreetly tucked away behind this prominent Listed building overlooking pretty gardens and yet centrally located in the town centre’



### The Property

This delightful first floor apartment is located at the rear of this prominent Grade II Listed building overlooking the pretty gardens discreetly tucked away in the very heart of Tetbury's town centre. Converted in 2008 by renowned architects Edward Blake, the accommodation is well-configured with a light and airy feel extending in all to 719 sq.ft. The property is accessed by a separate entrance hall shared with just one other apartment at the rear and is located above Prince Charles's Highgrove shop. Internally, the layout comprises a hallway, dual-aspect double bedroom with fitted wardrobes, modern bathroom with shower over bath, and an open kitchen/dining room complete with Juliet balcony. A good sized landscaped communal garden is found to the rear with a garden room for the use of all residents, a covered bicycle store and bin area whilst there is rear access through a locked pedestrian gate leading directly to the

Library. Whilst the apartment has no allocated parking, there are ample opportunities in and around the centre of Tetbury, many of which are unrestricted on time.

### 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, shooting and hunting.

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

The property is Leasehold with a long lease of 150 years that commenced in 2008. The property is managed by The Counting House Management Ltd and the service charge each month is £74 pcm.

### Directions

From the Market Place, head along Long Street and locate The Counting House besides the Highgrove shop on the left hand side entered via the blue front door. Sat Nav GL8 8AQ.

### Local Authority

Cotswold District Council

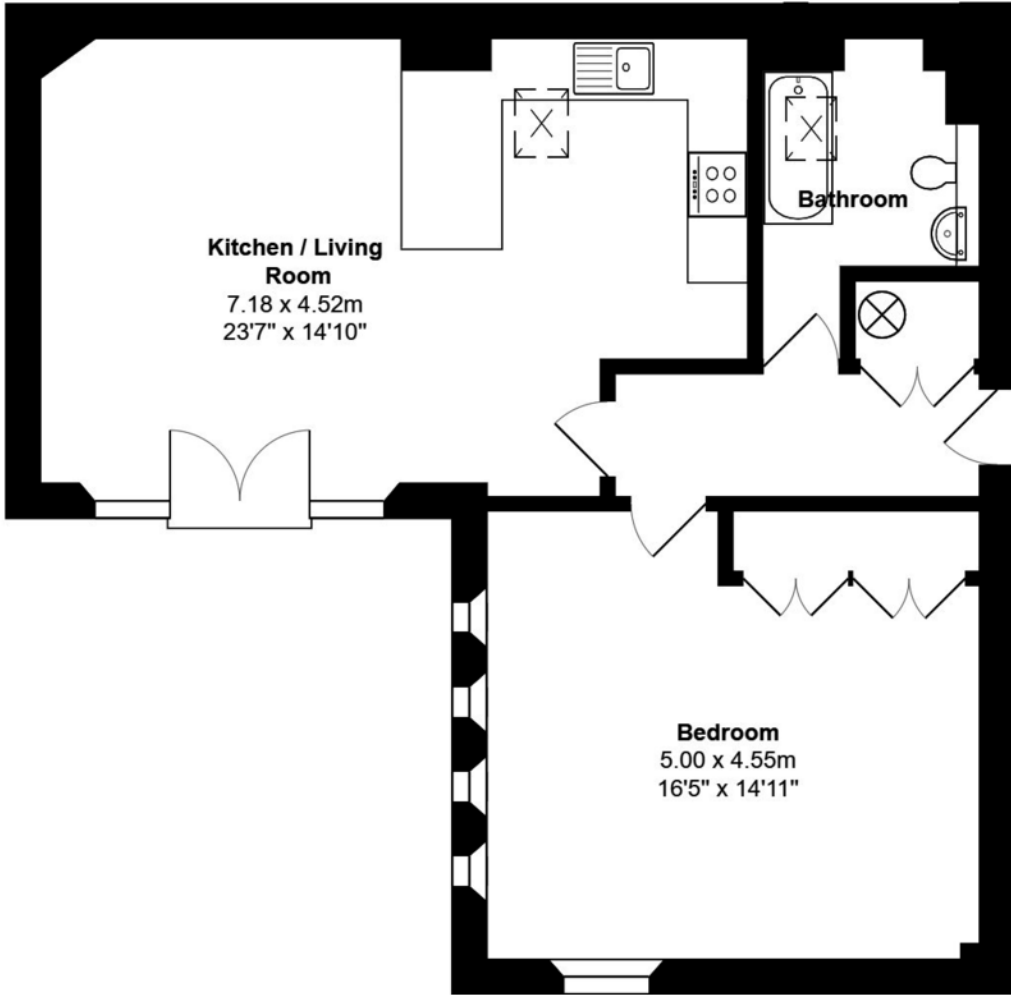
### Council Tax Band

C £1,664









Total Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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