



JAMES PYLE & CO.



Church House, 25 New Church Street, Tetbury, Gloucestershire, GL8 8DS

Grade II Listed detached house
3 double bedrooms
Open plan kitchen/dining room
Living room with wood-burner
Private off-road parking and garage
Home office
Beautiful sunny gardens

Approximately 1,495 sq.ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £925,000

'One of Tetbury's most iconic properties'

The Property

Church House is arguably Tetbury's most iconic residence. Situated beside the Church of St Saviour, this Grade II Listed detached home is superiorly eye catching with its hood-mould framed arched windows and natural stone elevation complete with cascading wisteria. Further appeal is the rare advantage of off-road parking, garaging and a generous sized garden. The property is situated on New Church Street just a moments' walk to the very centre of town with an array of shops and restaurants available almost immediately from the doorstep.

Built in the early 19th Century, the property has an abundance of charm while internally the accommodation is beautifully presented having been updated and reconfigured in modern years. Arranged over two floors, the accommodation extends in all to 1,495 sq.ft. On the ground floor, there is well-proportioned front reception room complete with wood-burning stove and charming window seats. The remodelled kitchen is open plan to the dining area complete with a downstairs WC and there is storage beneath

the stairs. With porcelain tiled flooring, the kitchen is well-fitted equipped with a gas Aga, integral dishwasher, washing machine and fridge. To the rear, there is a light-filled garden room with a lovely outlook while to the side there is a useful boot/utility room. Upstairs, there are three double bedrooms. The bathroom has been fitted with twin sinks and a rainfall shower over the bath. There is a large walk-in wardrobe located off the landing.

Externally, a double-gated driveway provides off-road parking for several vehicles and leads up to a garage which has electricity connected. The garden is a wonderful asset, split into two principal areas with a lawn adjoining the garden room while there is a further good-sized lawn beyond which in particular has unparalleled views over the church. There is wildlife pond, kitchen garden area with raised beds ready, and well-stocked flower borders alongside fruit trees. Within the garden there is a superb home office which has double glazing, power and WiFi connected, and enjoys a lovely view directly over the church.



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

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

Directions

From the centre of Tetbury and the Market Cross, head down Long Street and take the first left into New Church Street to locate the property on the right hand side just before the church. Sat nav postcode GL8 8DS

Local Authority

Cotswold District Council

Council Tax Band

F £2,924

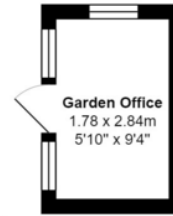




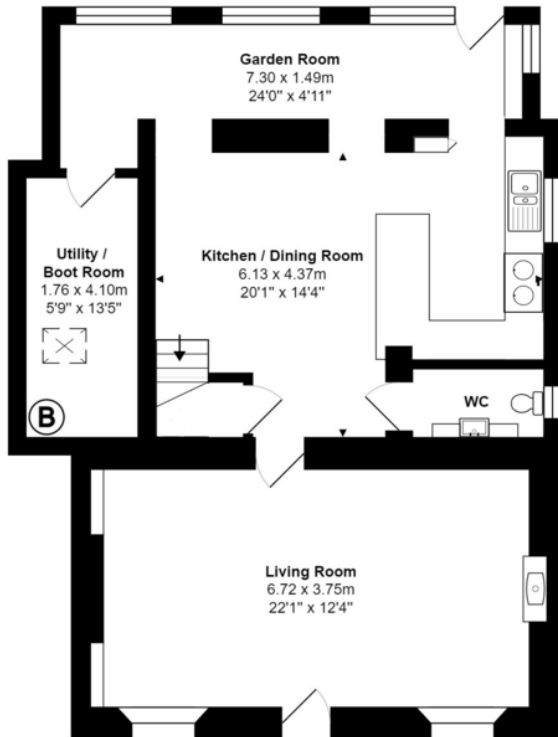
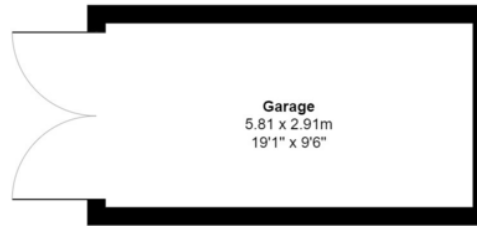
House Area: 138.9 m.sq ... 1495 sq.ft

Total Area: 160.8 m² ... 1731 ft²

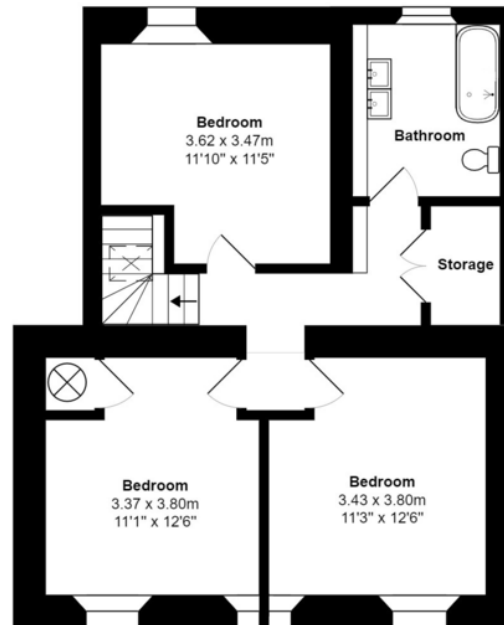
All measurements are approximate and for display purposes only



Outbuildings not shown in actual position.



Ground Floor



First Floor



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