



JAMES PYLE^{Co.}



The Old House, 2 The Green, Tetbury, Gloucestershire, GL8 8DN

Double fronted Grade II listed townhouse
Perfect investment/second home
Unparalleled views over the church
Town centre location

Deceptively spacious character accommodation

4 bedrooms, 3 bathrooms

Living room with inglenook fireplace

Kitchen/dining room

Low maintenance courtyard garden

No onward chain

Approximately 1,262 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £440,000

‘Boasting unparalleled views of the church,
this sizable Grade II Listed townhouse
features an abundance of charm’

The Property

The Old House is a sizable Grade II Listed townhouse and an ideal Cotswold retreat set in the very heart of the prime Cotswold market town of Tetbury with unparalleled views over the church. This versatile townhouse is currently used as a primary residence however in the past it has been run as a very successful holiday let. Benefitting from the town centre location with an abundance of amenities straight from the doorstep and the extraordinary church views whilst internally there is a wealth of charm and character, it's easy to see why this property has such a strong appeal.

The deceptively spacious accommodation spans over three floors extending in all to 1,264 sq.ft. The ground floor comprises a fitted kitchen/dining room, living room with large inglenook fireplace and wood burning stove, and at the rear an enclosed courtyard garden ideal for easy

maintenance and providing additional reception space in the warmer months. Engineered oak flooring spans the ground floor while the kitchen is fitted with oak worktops, a dishwasher, washing machine, Range cooker and Smeg fridge. Winder stairs lead up to the first floor where there are two bedrooms and the main bathroom which is well-equipped with both a shower unit and a roll-top bath. The top floor comprises two further bedrooms both with private en-suite shower rooms and feature magnificent high vaulted beamed ceilings.

Parking is easily available in the local vicinity with a range of on street parking options and the West Street public car park located just across the road where there are spaces available to rent.

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 country 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 mains gas central heating, mains drainage, water and electricity.

Directions

The property is located directly opposite the church entrance on the corner of The Green and Bath Road. Sat nav postcode GL8 8DN

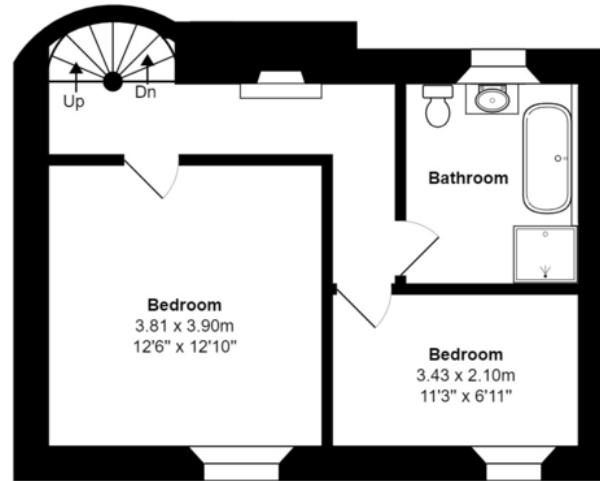
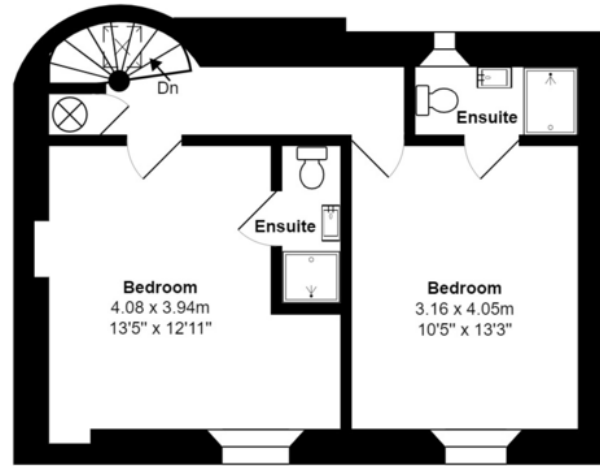
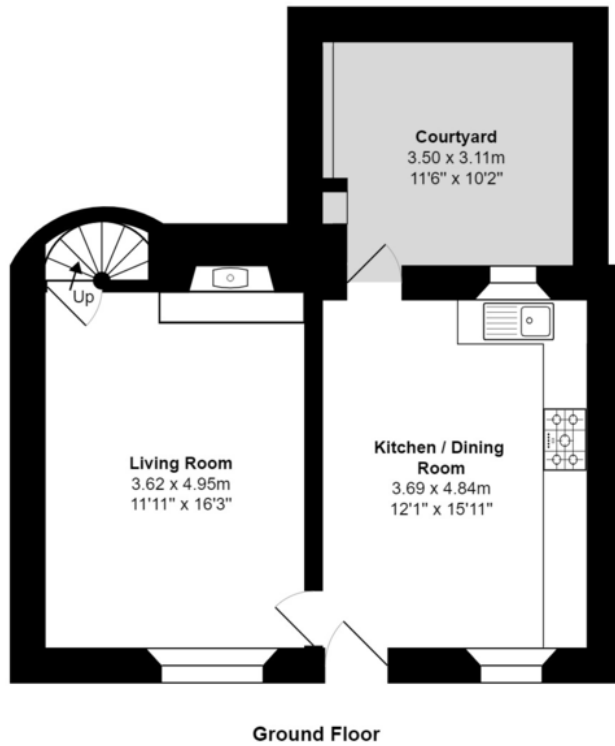
Local Authority

Cotswold District Council

Council Tax Band

E £2,474





Total Area: 117.3 m² ... 1262 ft² (excluding courtyard)

All measurements are approximate and for display purposes only



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