



JAMES PYLE<sup>CO</sup>



**Lime Tree Cottage, Charlton Road, Tetbury, Gloucestershire, GL8 8TS**

Detached period cottage  
Generous sunny gardens  
Rural edge of Tetbury overlooking countryside  
3 bedrooms  
Bathroom and shower room  
2 receptions plus kitchen  
Private parking and garage  
15 minute walk to the town



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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Approximately 1,283 sq ft

**Price Guide: £725,000**

‘Having a generous garden on the rural edge of Tetbury overlooking fields, a pretty detached period cottage on the market for the first time in almost 40 years’



## The Property

Lime Tree Cottage is a very pretty detached Cotswold stone period cottage, situated on the rural edge of Tetbury overlooking fields, yet still within a 15 minute walk of the town centre. The cottage has a generous sized garden plus ample parking and is available to the market for the first time in almost 40 years.

Originally three farm workers cottages, the extended accommodation is arranged over two floors. On the ground floor there are two reception rooms, the living room has a Bath stone fireplace. The characterful kitchen features exposed stone walling and double patio doors leading to the garden, whilst the kitchen was upgraded in 2020 including the installation of Wharf sink and worktops. At the rear, there is a useful boot room with side access, excellent storage, and a downstairs shower room. The upstairs layout includes three bedrooms which all overlook the countryside opposite, and a modern family bathroom. In 2021, the majority of the

windows were replaced with UPVC double glazing. Externally, there is driveway which leads to a gravelled parking area for several cars and located opposite the driveway entrance there is a detached garage. The gardens are a true delight and particular feature of the property, having been beautifully landscaped with vibrant flower beds and shrubs. The rear garden is raised and therefore enjoys a sunny aspect, divided into two principal areas with the top area being used as a vegetable garden. To the side of the cottage, there is a large timber shed and within the garden there is a greenhouse and two stone-built stores, one of which has a built-in BBQ and chimney.

## 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 oil fired central heating, mains drainage, water and electricity.

## Directions

From the centre of Tetbury take the A4135 signed towards Dursley. Head along New Church Street, passing the Church, fire station and The Green. Continue along the Charlton Road leaving the town and locate the cottage on the right hand side as one of the very last properties. Sat nav postcode GL8 8TS

## Local Authority

Cotswold District Council

## Council Tax Band

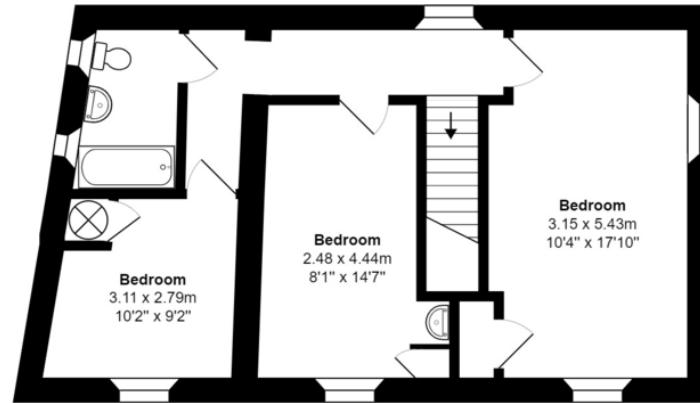
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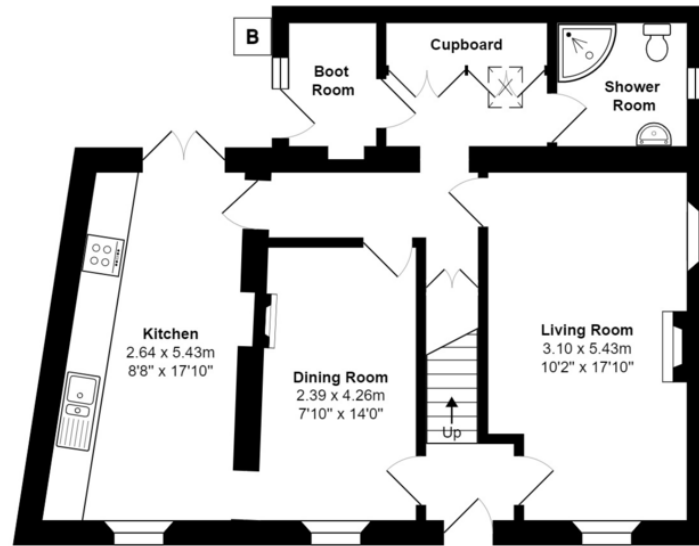
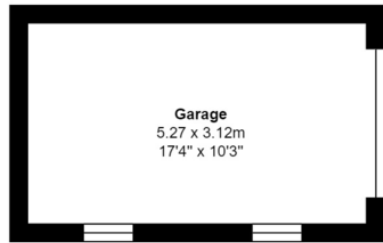


Total Area: 119.2 m<sup>2</sup> ... 1283 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		



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