



**17 Charlton Road, Tetbury, GL8 8DX**

**£1,500 pcm**

This characterful period cottage offers more than meets the eye with a 50ft garden,  
within walking distance of the town centre.

01666 840 886 [jamespyle.co.uk](http://jamespyle.co.uk) [interested@jamespyle.co.uk](mailto:interested@jamespyle.co.uk)

4 The Old School, High Street, Sherston SN16 0LH  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953  
VAT Reg No: 142054549





## The Property

**DESCRIPTION** This end of terrace Cotswold stone period cottage showcases a wealth of charm and character. Internally, the cottage extends in all to just over 1,000 sq.ft. of accommodation displaying a range of period features including exposed timber beams and traditional fireplaces. The ground floor is entered from the side opening to a hallway with downstairs cloakroom off. The cosy living room has a wood burning stove, whilst the fitted kitchen is open plan to the conservatory/dining room. Upstairs, there are two bedrooms on the first floor and a further bedroom on the top floor alongside the bathroom which boasts both a bath and shower unit.

Immediately at the rear of the cottage, there is a small, enclosed courtyard. A rear pedestrian gate leads to a 'divorced' garden which is pleasantly sized laid mostly to lawn bound by well established shrubs.

**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.

## Directions

From the centre of Tetbury take the A4135 signed for Dursley. Head along New Church Street, passing the Church, fire station and The Green. Continue along the Charlton Road and locate the cottage on the right hand side. Sat Nav postcode GL8 8DX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



House Area: 93.2 m.sq. 1003 sq.ft.

All measurements are approximate and for display purposes only