

24 Church Street,  
Tetbury,  
Gloucestershire,  
GL8 8JG

£675,000





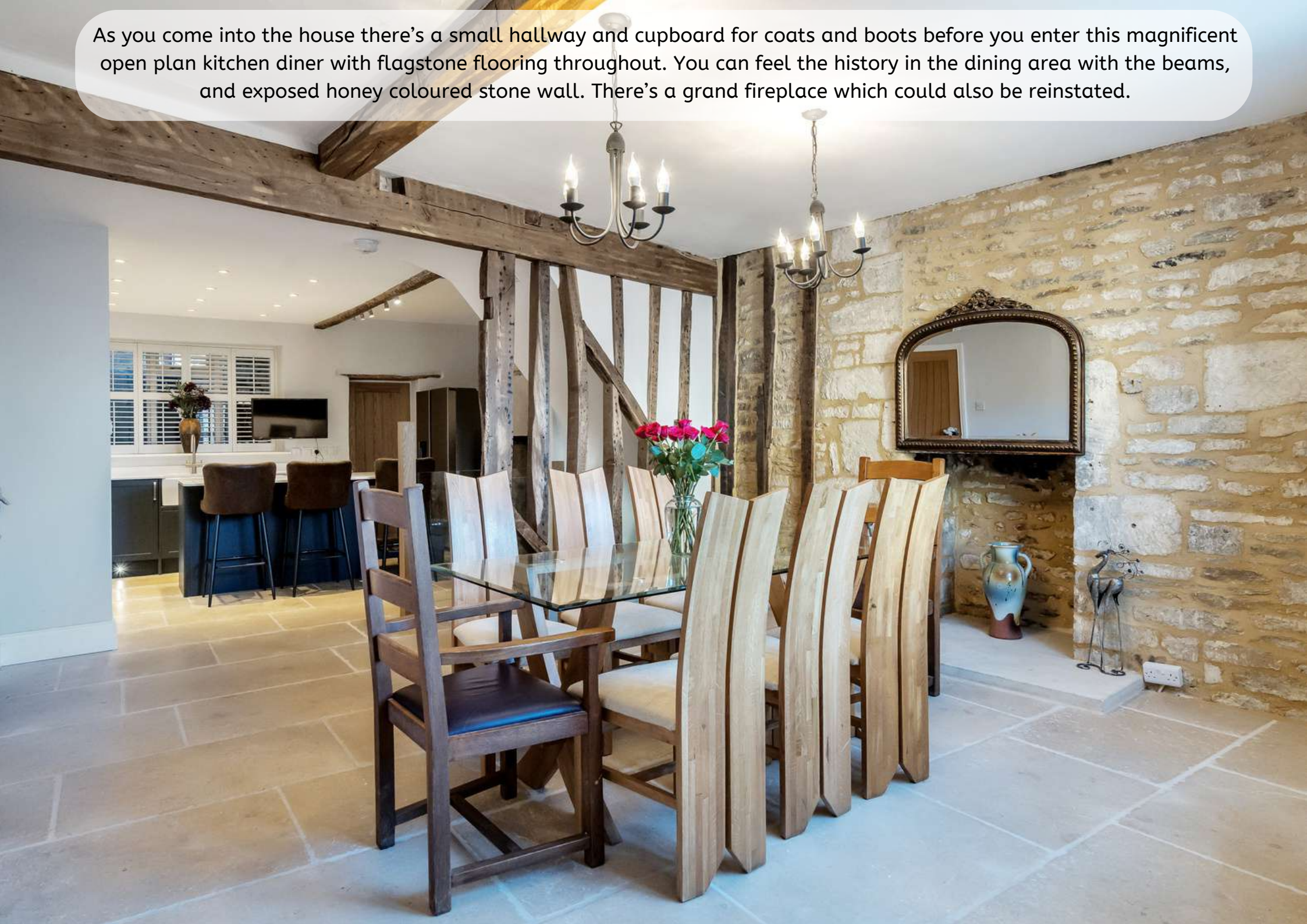
If you're looking for something with the “wow factor” then you will love this property. It’s a meticulously restored 17th century Grade 2 listed townhouse nestled in the heart of Tetbury's town centre. This fabulous property offers an ideal blend of historic charm but with all the benefits of contemporary living. There are four spacious double bedrooms, a large open plan kitchen dining room, lounge with outside sun terrace, bathroom with freestanding bath, a separate shower room and an additional loo accessed via the first floor landing or bedroom four. There is also a useful cellar and a small outside courtyard.

There is a large car park within 100 meters of the property for which permits can be purchased. Located adjacent to the iconic St Mary's Church, this townhouse provides easy access to Tetbury's array of shops, cafes, bakeries, and pubs, making it the perfect base for exploring the Cotswolds.

It is currently run as a successful holiday let and one of the “Guest favourites” on Airbnb with 5 star reviews. Guests love the period charm of the property combined with all the modern amenities and the fabulous location right in the heart of this wonderful historic Cotswold market town.

The property oozes character and quality and is looking for it’s next custodian.

As you come into the house there's a small hallway and cupboard for coats and boots before you enter this magnificent open plan kitchen diner with flagstone flooring throughout. You can feel the history in the dining area with the beams, and exposed honey coloured stone wall. There's a grand fireplace which could also be reinstated.



Whilst still retaining the character, the gorgeous fitted kitchen is thoroughly modern with integrated dishwasher and washing machine, a 6 burner gas range and induction hob on the island. The door leads out to a small area with tumble dryer and sink and Worcester boiler which has been recently installed. There's a door out to the small courtyard area, which although isn't used, has potential to be a small extra outdoor seating area

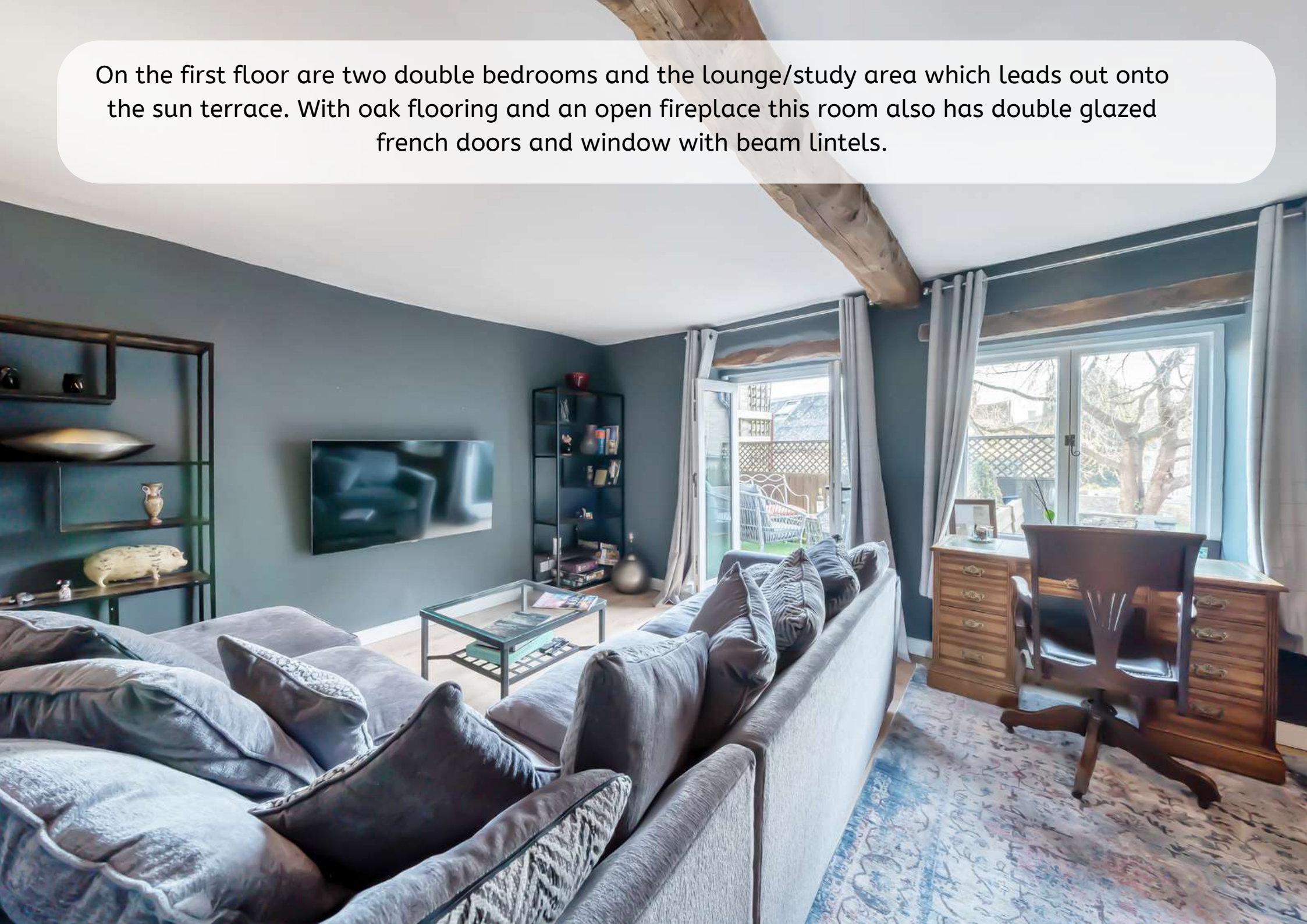




The kitchen also has a Belfast sink, breakfast bar built into the island and a large fully working wood burning stove in a beautiful stone fireplace. Just off the dining area is the shower room with heated towel rail, toilet, vanity unit and sink. The cellar, which has potential to be a games room, cinema room or wine cellar is also accessed via the dining area.



On the first floor are two double bedrooms and the lounge/study area which leads out onto the sun terrace. With oak flooring and an open fireplace this room also has double glazed french doors and window with beam lintels.

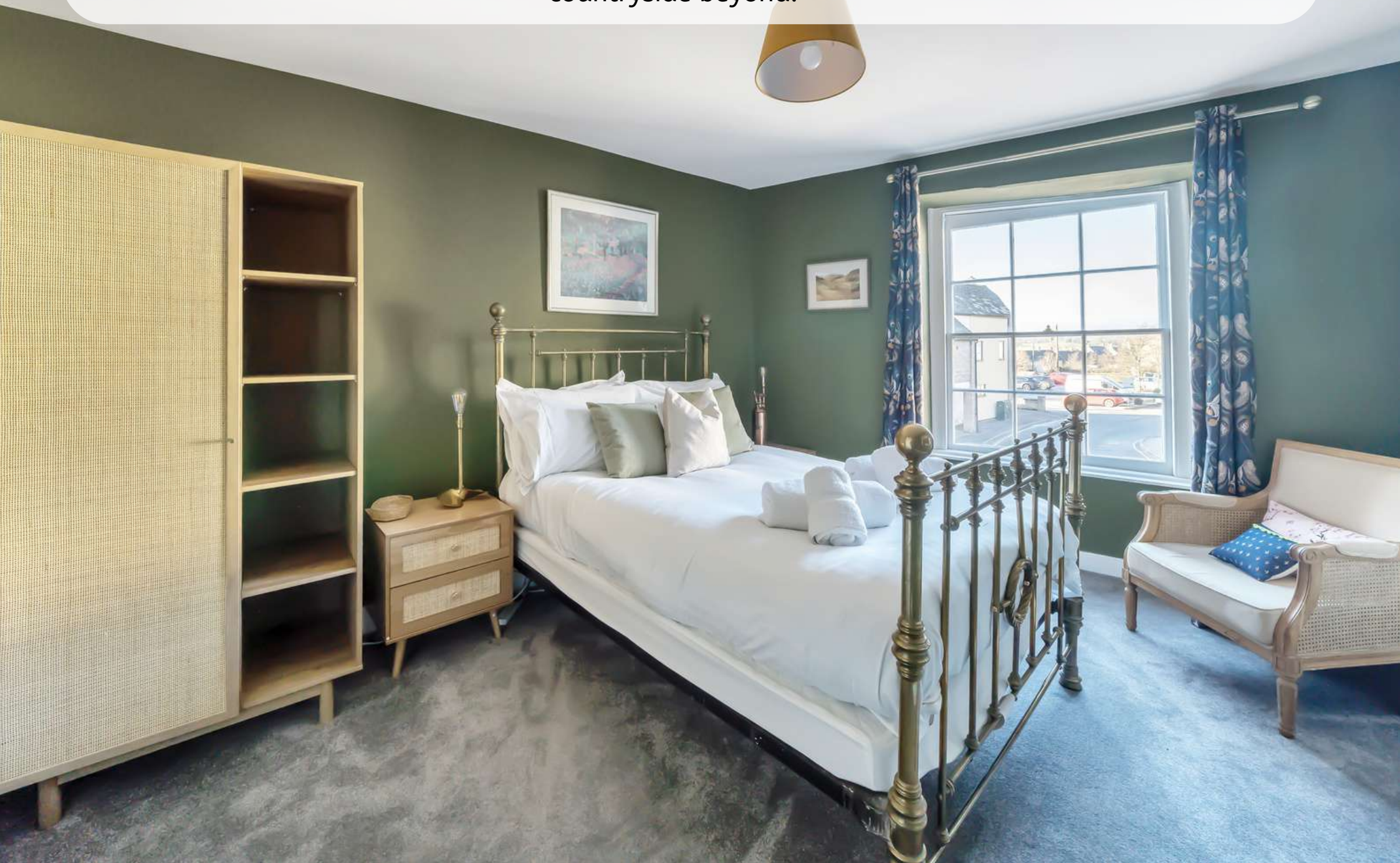




The pretty raised timber frame sun terrace off the lounge looks over to the Rectory and is perfect for your morning coffee or evening sundowner in warm weather. For colder days the open fireplace makes a cosy space.



Opposite the lounge is a double bedroom with sash windows looking out to the town and countryside beyond.







Also on the first floor is an additional toilet and vanity unit which leads into another double bedroom with sash window and town views.

The house is full of wonderful quirky features, like the bookshelf below built into the the staircase wall.





On the second floor, up the oak stairs, is the bathroom and two further double bedrooms.

The really spacious bathroom has beamed sloping ceilings, a gorgeous free standing slipper bath with shower attachment, sink and vanity unit, toilet, heated towel rail and a Velux window.





This large bedroom has a lovely view across to the Rectory. Like the rest of the house it's brimming with character with exposed stone wall and beautiful beams. There is a double glazed window and an additional Velux window making it a lovely bright room.

### Other information

- Construction type: Cotswold stone standard construction
- Tenure: Freehold
- Council Tax - Band D Cotswold District Council
- EPC -no EPC as it is a Grade II listed building
- We understand that the property is connected to mains services of gas, electricity, water and drainage
- Right of way - the owners of 24 Church Street have a right of way across the Bakers Yard at the rear
- Broadband speed 61 Mbps Mobile signal 4G
- Access: There are winding staircases which are characteristic of architecture of this period,

# Church Street, Tetbury, GL8

Approximate Area = 1653 sq ft / 153.5 sq m (excludes void)

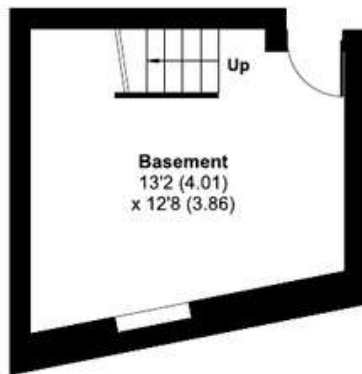
Limited Use Area(s) = 209 sq ft / 19.4 sq m

Total = 1862 sq ft / 172.9 sq m

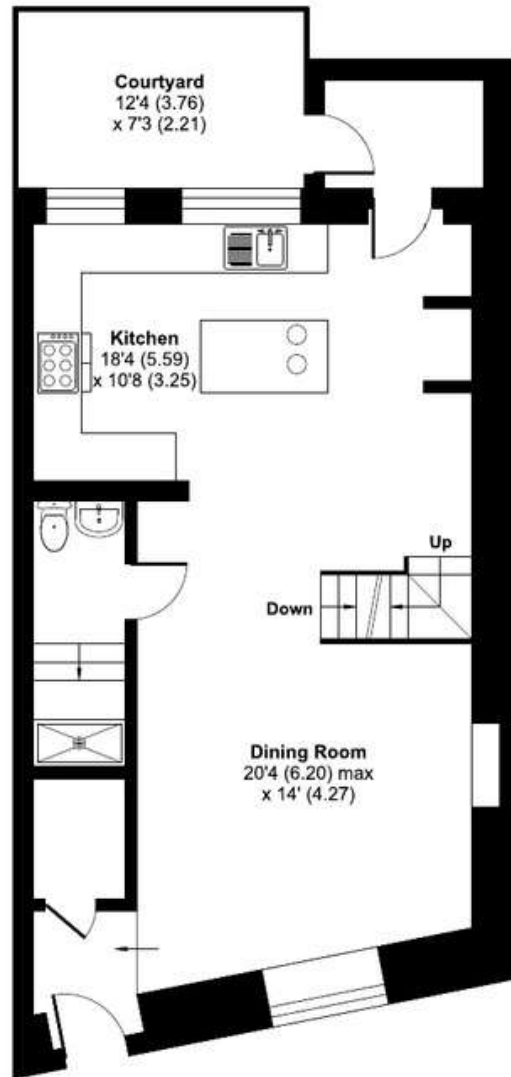
For identification only - Not to scale



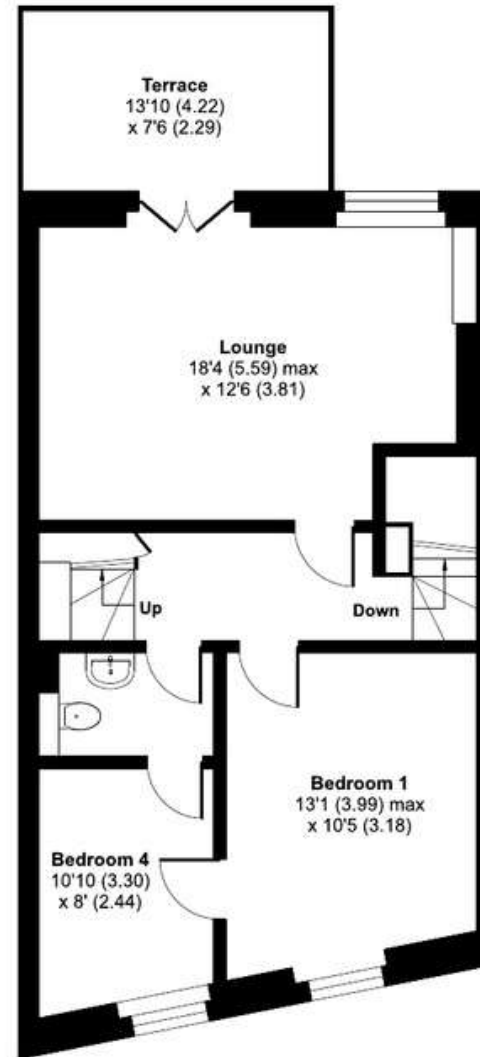
Denotes restricted head height



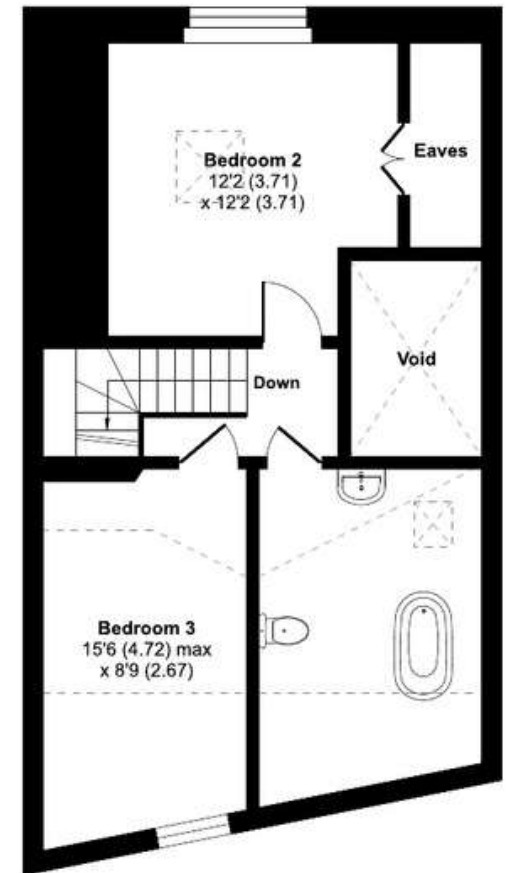
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Vicky Jones. REF: 1075374





## About Tetbury

Tetbury is a small Cotswold market town with big appeal and most notable for it's Royal neighbours, King Charles III and Queen Camilla. Situated in an area of outstanding natural beauty, it's an eclectic and lively place to live, with everything on tap.

For second homers, you could be here on a Friday evening enjoying tapas at Lola's wine bar or one of our many other fine eateries, followed by a walk in the Cotswolds countryside on Saturday or pottering around the lovely independent shops. Maybe a trip to the arboretum or to the Beaufort Polo club to watch a game of polo, or a pampering day at the Calcot Spa. If golf is your thing, a round of golf at Minchinhampton golf club. For Sunday maybe a walk and a roast dinner in a proper country pub.

Tetbury has probably the biggest percentage antique shops per square mile anywhere in the UK, along with a range of independent interior and fashion boutiques, and enough delis, cafes and restaurants to keep any foodie very happy.

**To view, call Vicky Jones on  
07974 411570 or email  
[vicky.jones@kwuk.com](mailto:vicky.jones@kwuk.com)**



**kw**  
KELLERWILLIAMS.

**kw** **VICKY  
JONES**

### DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.