

Detached Former Toll House Beautifully Renovated 4 Bedrooms, 3 Bathrooms Spacious Kitchen/Family Room Two Reception Rooms Carport & Ample Parking South-Facing Garden & Views

Approximately 2,327 sq ft



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4 The Old School, High Street, Sherston, SN16 0LH James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 0818495

Price Guide: £795,000

'Situated on the edge of Tetbury with stunning views yet within walking distance to the town centre, a detached former Toll House with spacious beautifully renovated accommodation'

The Property

stunning high specification renovation over yet within walking distance to the town centre whilst enjoying views to the rear across adjoining countryside.

The beautifully presented accommodation extends in all to 2327 sq.ft. and is the perfect balance between old and new with period features including exposed beams and high specification modern living finishes such as under floor heating. The ground floor is entered via an impressive **Situation** entrance hall with oak stairs up, WC off

views. The ground floor also comprises a sitting room with wood burner and French This former Toll house has been doors, a study/snug and a useful utility substantially extended and the subject of a room. On the first floor a spacious landing serves four bedrooms, the master of which the last few years. The property is located has an en-suite with separate bath and on the edge of the market town of Tetbury shower, whilst there is a family bathroom and a separate shower room.

> The property is approached through double five-bar gates to ample parking and a double carport. The south-facing landscaped gardens have been designed to take in the rear views with a raised patio and steps leading down the good sized lawn area.

and flagstone flooring which continues Tetbury is a thriving historic Cotswold through to the excellent kitchen/family market town with much of it dating back to room with fitted granite worktops, built in the 17th and 18th Centuries. The town has appliances, island unit and double doors a broad range of shops and amenities for opening to the rear garden whilst the everyday needs as well as a number of

restaurants and cafes within the town There is good access to nearby Kemble centre. Further everyday needs include a Railway Station which provides regular large supermarket, hospital, surgeries and fast services to London and other regional post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester.

surrounded opportunities for walking, shooting and NAV postcode GL8 8DY. 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. Council Tax Band Close by is the beautiful Forest Commission run Westonbirt Arboretum TBC southerly aspect takes in the stunning quality antique shops, excellent hotels, and Prince Charles Highgrove Estate.

centres.

Directions

Voted by Country Life magazine recently From the centre of Tetbury take the A4135 as the third most desirable town in the signed for Dursley. Head along New country, Tetbury is situated within an Area Church Street, passing the Church, fire of Outstanding Natural Beauty and is station and The Green. Continue along the by delightful Cotswold Charlton Road and after 250m, locate The Countryside where there are ample Old Toll House on the left hand side. SAT

Local Authority

Cotswold District Council

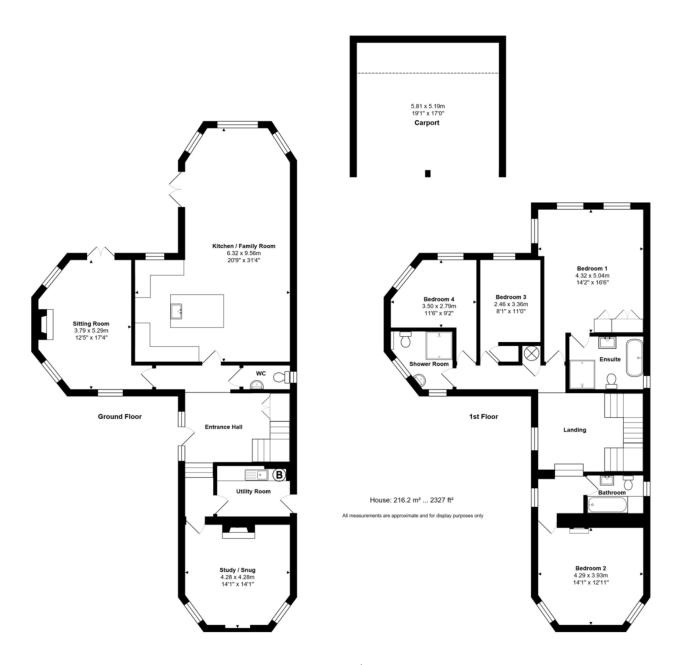
















EPC Graph to follow

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