



The Old Toll House, Charlton Road, Tetbury, GL8 8DY

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



01666 840 886
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

Approximately 2,327 sq ft

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

This former Toll house has been substantially extended and the subject of a stunning high specification renovation over the last few years. The property is located on the edge of the market town of Tetbury 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 entrance hall with oak stairs up, WC off and flagstone flooring which continues through to the excellent kitchen/family room with fitted granite worktops, built in appliances, island unit and double doors opening to the rear garden whilst the southerly aspect takes in the stunning

views. The ground floor also comprises a sitting room with wood burner and French doors, a study/snug and a useful utility room. On the first floor a spacious landing serves four bedrooms, the master of which has an en-suite with separate bath and 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.

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, shooting and 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. 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.

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 after 250m, locate The Old Toll House on the left hand side. SAT NAV postcode GL8 8DY.

Local Authority

Cotswold District Council

Council Tax Band

TBC





EPC Graph to follow

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

SHERSTON 01666 840 886
 4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054
 Hoyland House, Gyde Road, Painswick GL6 6RD