



JAMES PYLE & CO

Summer Cottage, 39 Charlton Road, Tetbury, GL8 8DX

Pretty Cotswold Stone Period Home
Generously Proportioned Throughout
4 Double Bedrooms, 2 Bathrooms
Spacious Living Room with Wood
Burner
Fitted Kitchen/Dining Room
Off Road Private Parking

Approximately 2,336 sq ft



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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£1,700 pcm

‘Summer Cottage is discreetly located in a quiet elevated position set back from the road yet within striking distance to the town centre, a very attractive Cotswold stone period home with generous spacious character accommodation and off road parking.’



The Property

DESCRIPTION Summer Cottage is a very attractive Cotswold stone period home set back from the road in a quiet elevated position yet within easy walking distance to Tetbury town centre and countryside walks alike. The generously proportioned accommodation is arranged over three floors and extends in all to 2,336 sq.ft. with a wealth of period character features including exposed beams and stone mullion windows.

The ground floor comprises of two sizable principal rooms; a double fronted living room with fireplace and wood burner inset, and a fitted kitchen/dining room with flagstone flooring and double doors to the garden. Additional to the ground floor is a cloakroom, boot room and useful utility room with access down to the cellar. On the first floor are three double bedrooms

and a family bathroom with twin sinks and shower over bath. The top floor master bedroom has vaulted ceiling with exposed beams and ample built in eaves storage with an en-suite bathroom off and further dressing room area enjoying westerly views across roof tops and beyond countryside. The property is unlisted and benefits from gas fired central heating.

Externally, there is private parking for two cars to the side of the property and a pleasant south-west facing garden to the side and rear with a small patio and raised lawn.

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 Market Place, proceed down Long Street then take the left hand turn into New Church Street. Proceed passed the Church and bear right into Charlton Road and take the private lane on the right hand side to locate the property at the end of the lane. Sat nav postcode GL8 8DX

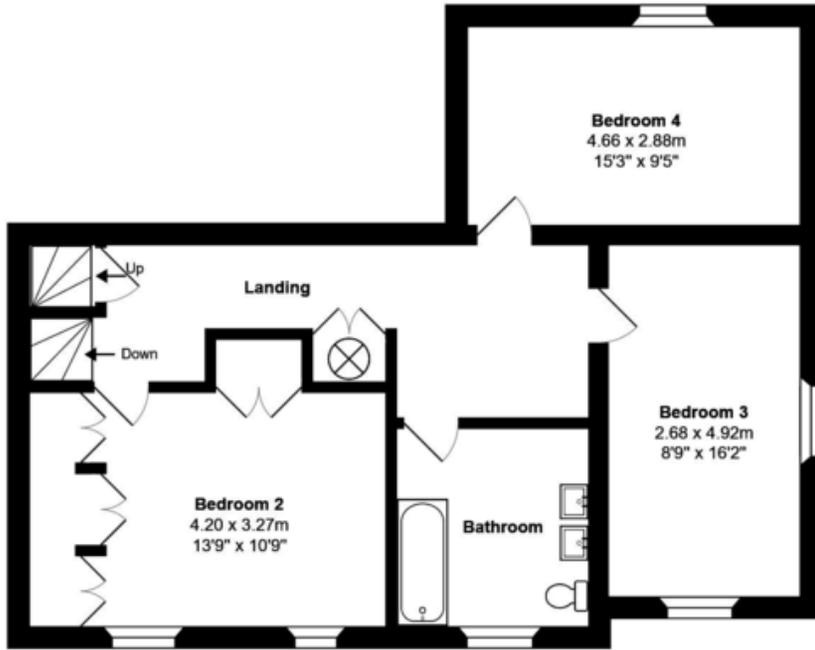
Local Authority

Cotswold District Council

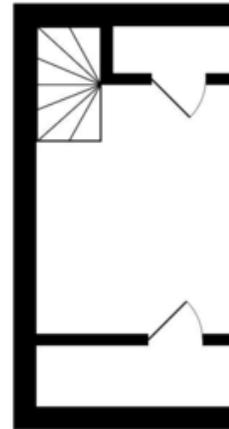
Council Tax Band

F £3,062

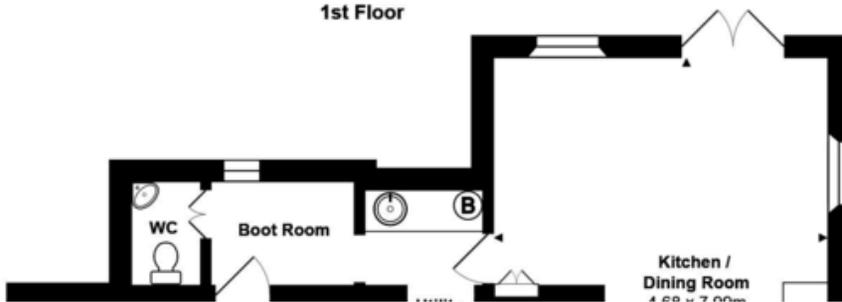




Total Area: 217.1 m² ...
All measurements are approximate and for d



1st Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82

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