



JAMES PYLE & CO.



Period Town House
Spacious accommodation
c.1245 sq.ft
Two Double bedrooms, two bathrooms
High Ceilings
South facing garden



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The Old Kitchen, The Tarters, Sherston, Wiltshire, SN16 0NT
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,245 sq ft

Price Guide: £335,000

4 Library Lodge, New Church Street, Tetbury, Gloucestershire, GL8 8DT

‘A truly delightful period house with an attractive south facing garden’

The Property

Dating back to the mid 19th Century, this superb home was once a coach house to The Close Manor House with stables at ground floor level and accommodation over. Today, the property boasts spacious, light and airy accommodation extending in all to around 1245 sq.ft with high 9' plus ceilings within the principal rooms downstairs.

The layout includes an entrance hall with storage and wc/cloakroom, leading through to a large living room separate with dining room off which is open plan to well fitted kitchen with range cooker. In recent years a modern conservatory has been added which spills out onto the delightful south facing garden at the rear which has been landscaped for low maintenance with paved areas and shrubs.

On the first floor there are two very large bedrooms, both with en suites. The master bedroom has an adjoining bathroom with built-in wardrobes whilst the spare bedroom has a stylish en suite shower room.

The property is located in a mews setting with 3 other homes and there is allocated parking with ample space for 2 to 3 cars.

Situation

Tetbury is a thriving and historic market town situated within an Area of Outstanding Natural Beauty surrounded by delightful Cotswold Countryside.

Library Lodge is located close to the town centre and within an easy level walk of the broad range of shops and amenities as well



as a number of quality antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages.

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's 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 end of Long Street bear left into New Church Street and take the first left into Close Gardens and Library Lodge are the Mews houses immediately on the right hand side. Sat Nav GL8 8DT

Local Authority

Cotswold District Council

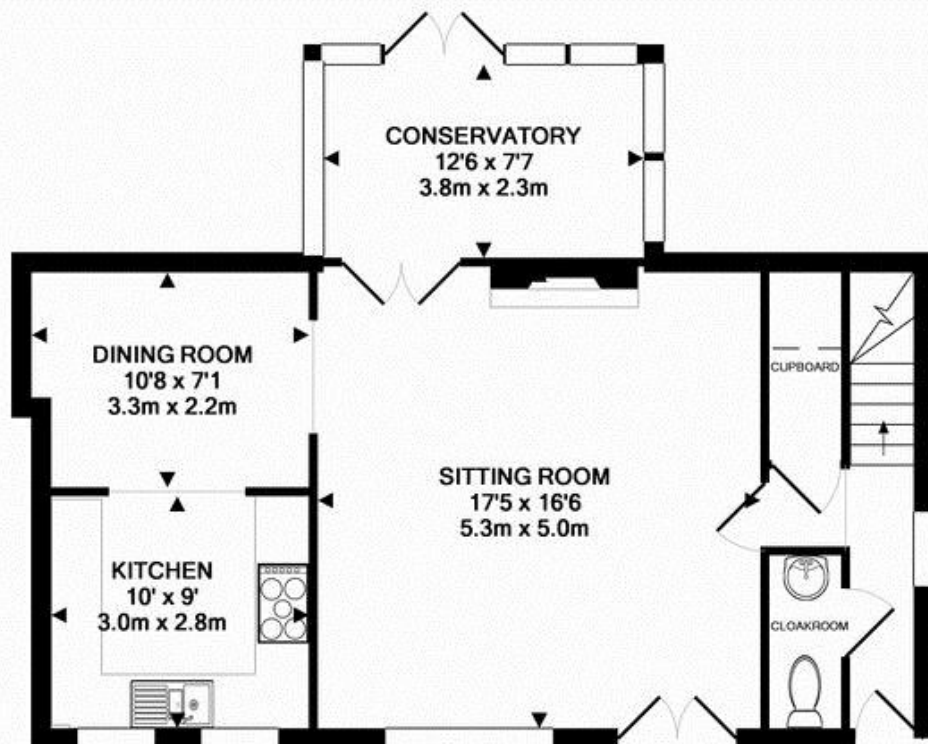
Council Tax Band:

Band D £1,544

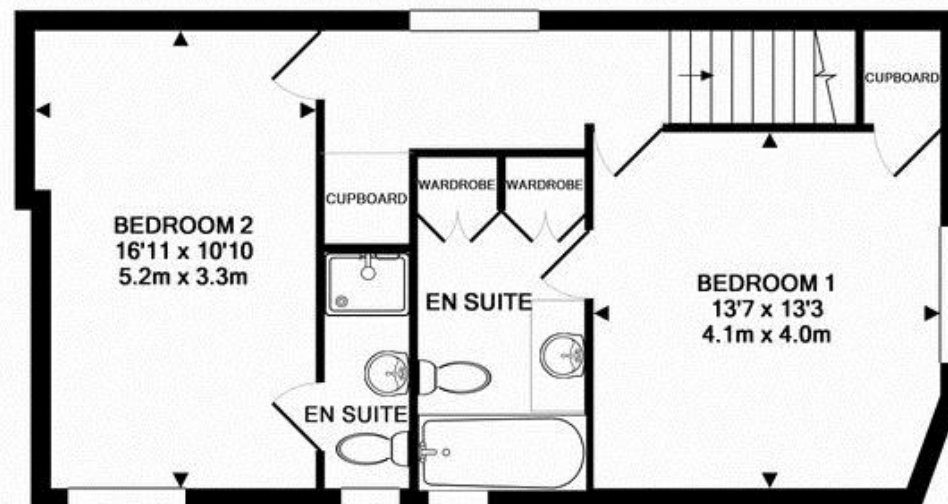
Viewing

By Appointment only through James Pyle & Co 01666 840886





GROUND FLOOR
APPROX. FLOOR
AREA 662 SQ.FT.
(61.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1245 SQ.FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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