

Perry Bishop
and Chambers

the agent who keeps you informed

8 New Church Street, Tetbury, Gloucestershire, GL8 8DT



A handsome listed town house with three bedrooms | Ensuite shower room
South east facing courtyard garden | Sash windows and period features
Close to the town centre | EPC N/A

£335,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

8 New Church Street, Tetbury, Gloucestershire, GL8 8DT



3 Bedrooms



2 Bathrooms



1 Reception

A handsome, natural stone and stone tiled, three storey Grade II listed town house in the heart of the town centre with excellent access to all amenities.

The accommodation is full of history and character and consists of sitting room with double panelled entrance doors, a feature fireplace housing a log burner style gas fire and with a large under stairs storage cupboard. The inner hall has a staircase to the first floor and leads through to a very attractive kitchen/dining room with a range of cream coloured William Ball Shaker style units comprising of base and wall cupboards with integrated appliances. From here there is access onto the south east facing enclosed courtyard garden.

At first floor level is bedroom one with its built in wardrobes and the family bathroom. The second floor has a smart en-suite bedroom with a white suite comprising of a fully tiled shower cubicle, a wash hand basin and a low level WC. Also on this floor is the third bedroom with its built in storage cupboard and sash window to the rear.

The house has the benefit of gas fired radiator central heating with a new boiler fitted last year. Character features include Georgian style sash windows, exposed beams, the fireplace in the sitting room and the courtyard garden.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both close by. Tetbury boasts an exciting range of shops including specialist boutiques, city





standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 – 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

From our office in the centre of town, proceed down Long Street and then turn left into New Church Street where the property will be seen on the left hand side.

Services & Tenure

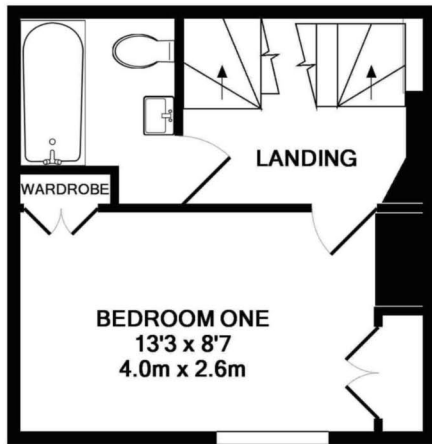
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

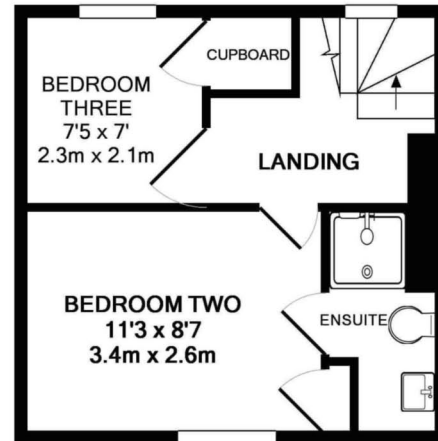
Cotswold District Council

Ref: PK/SM/080417

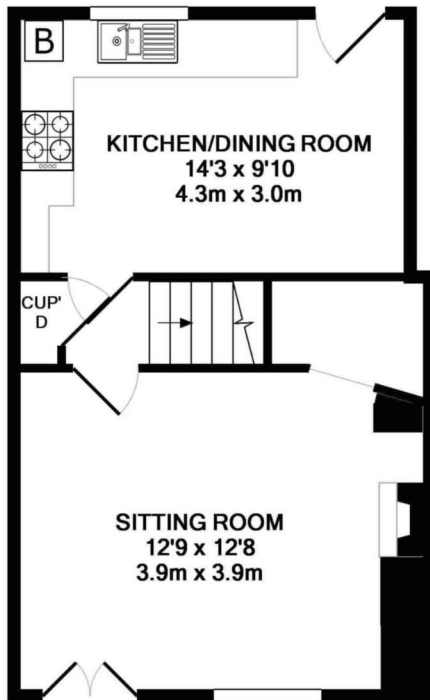




1ST FLOOR
APPROX. FLOOR
AREA 234 SQ.FT.
(21.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 862 SQ.FT. (80.1 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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