



JAMES PYLE[®] & CO.

Dolphin Cottage, 12 Upton, Tetbury, Gloucestershire, GL8 8LP

17th Century Grade II Listed House
Wealth of Character
3 Bedrooms, 2 Bathrooms
Living Room with Inglenook Fireplace
Open Plan Kitchen/Dining Room
Private Mature Garden
Off Road Parking for 3 Cars
Pretty hamlet position on no-through lane
Approx. 1 mile to town centre

Approximately 1,743 sq ft



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Offers in excess of £575,000

‘Set down a no-through lane within this highly desirable and pretty hamlet on the rural edge of Tetbury, this elegant Grade II Listed semi-detached house showcases a wealth of original 17th Century period features coupled with a delightful mature garden’

The Property

Dolphin Cottage is an elegant Grade II Listed Cotswold stone semi-detached house set down a desirable no-through lane on the rural outskirts of Tetbury enjoying a peaceful location yet within easy access to the town. Dating back to the 17th Century, the property was originally one house forming part of the Upton Estate and later divided into two dwellings. Today, the property displays a wealth of its original period character throughout including stone mullion windows, exposed beams and stone walls.

The well-proportioned accommodation is arranged over three floors and extends in all to 1,743 sq.ft. on the ground floor, there is a good-sized living room with large inglenook open fireplace. At the rear, an open plan kitchen/dining room is flooded with natural light from the charming mullion windows and a stable door to the garden. The kitchen has a range of useful fitted units under granite worksurfaces and further matching built-in cupboards.

Upstairs, there is a spacious landing providing a

study area whilst there are two bedrooms both with storage. A Jack and Jill style en-suite bathroom serves the first floor. The impressive master suite spans the top floor, comprising a large bedroom with ample fitted wardrobes and a bathroom which features dual sinks and both a separate shower and bath.

Externally, there is off-road parking for two vehicles at the side of the property and a further allocated space within a gravelled courtyard beyond the neighbours. The delightful garden is located at the rear, landscaped with a large patio terrace and lawn bounded by well-established mature flower beds and shrub borders.

Situation

The pretty hamlet of Upton is situated just a over half a mile from Tetbury and consists primarily of some charming period properties. 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.

Tenure & Services

We understand the property is Freehold with

mains gas and electricity. There is a private water source connection and a newly installed sewage treatment plant shared with the neighbour.

Directions

From the centre of Tetbury, follow Hampton Street towards Avening. Proceed out of the town along the B4014 and enter Tetbury Upton. Take the left hand turn at the bend and follow the lane to locate the property as one of the last houses on the left hand side. Sat nav postcode GL8 8LP

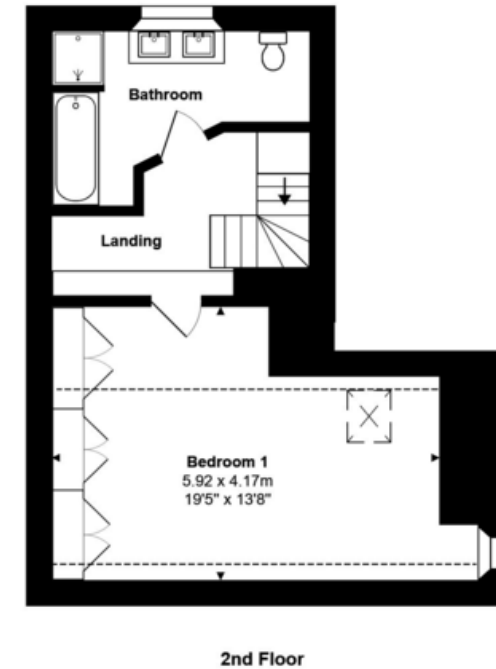
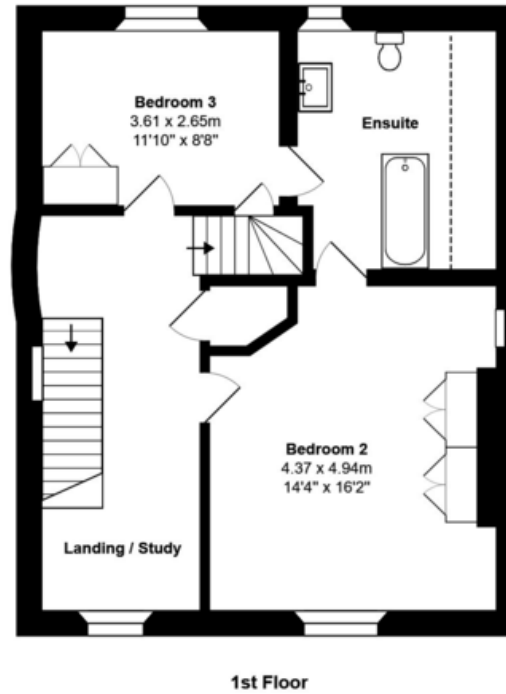
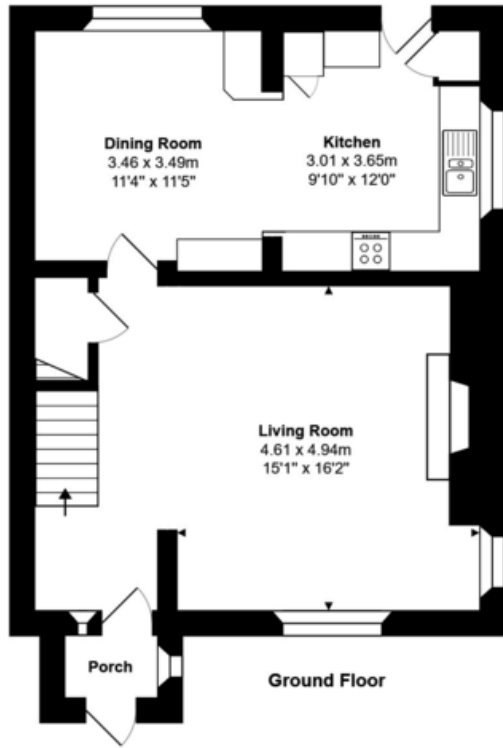
Local Authority

Cotswold District Council

Council Tax Band

F £2,535





Total Area: 161.9 m² ... 1743 ft²
All measurements are approximate and for display purposes only



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