



JAMES PYLE & CO.

The Cwtch, 39 Silver Street, Tetbury, Gloucestershire, GL8 8DL



Quintessential Cotswold stone period cottage  
Excellent hidden location close to the town and  
countryside walks

Beautifully presented interior  
3 bedrooms and mezzanine floor  
Living room with wood-burning stove  
Country style kitchen/dining room  
Bathroom and en-suite  
Superb 120ft south-westerly garden



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £550,000**

Approximately 1,065 sq.ft

‘With a beautiful interior and 120ft garden, this picture perfect period Cotswold cottage is a wonderful find positioned close to both the town centre and countryside walks’

### The Property

The Cwtch is a picture perfect period cottage and a true gem discreetly located within the Cotswold market town of Tetbury close to the town centre whilst equally benefitting from close proximity to the surrounding countryside and ample walking routes. This very pretty cottage is constructed of natural Cotswold stone with striking gabled elevations complete with cascades of wisteria whilst internally the interior is beautifully presented with recent updates.

Extending to over 1,000 sq.ft, the accommodation is principally arranged over two floors with the addition of a converted mezzanine attic floor. The ground floor includes a cosy sitting room with a wood-burning stove and under stairs storage. Featuring exposed stone walling and flagstone flooring, the kitchen/dining room has been well-fitted with integrated appliances to include a dishwasher, induction hob and double oven. Adjoining the kitchen is a large utility room with plenty of storage. On the first floor there are three bedrooms and views across the valley below. The main bedroom has fitted wardrobes and an en-suite. The stylish family bathroom is located down

the hall. Both of the bathrooms have been recently updated. The mezzanine floor is accessed by the second bedroom and offers a great additional space for a range of uses currently utilised as an office.

The cottage is coupled with the fantastic addition of a 120ft garden, which is a true rarity for the location. The garden is positioned to the side of the cottage and has been thoughtfully landscaped into various terraces including a good-sized lawn, seating terraces and a raised vegetable beds. The garden has a south-west aspect and a great degree of privacy. There are two stone stores within the garden which have power connected. The property is hidden from sight set down a private drive and steps down to the front door. On street parking is available on Silver Street while the current owners have an arrangement to park two cars on the access drive.

### 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. 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. 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 Forestry Commission run Westonbirt Arboretum and King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

### Additional Information

The property is Freehold with mains gas fired heating, mains drainage, water and electricity. The property is located within a conservation area and the Cotswold Area of Outstanding Natural Beauty. There are rights of ways for two neighbouring

properties for access. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band D.

### Directions

From the Market Place, follow Silver Street towards Malmesbury and proceed down the hill. Locate the property down the last right hand drive before the bridge set behind a timber pedestrian gate.

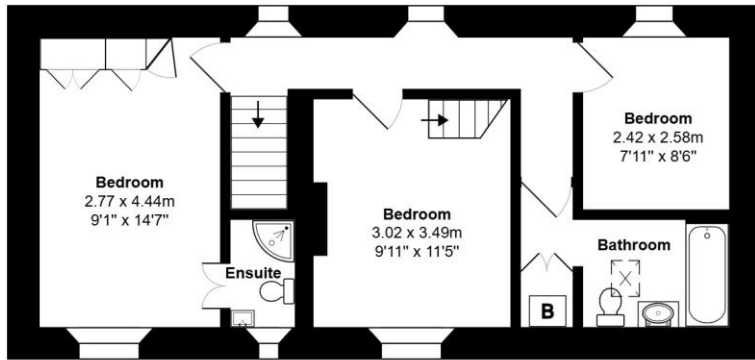
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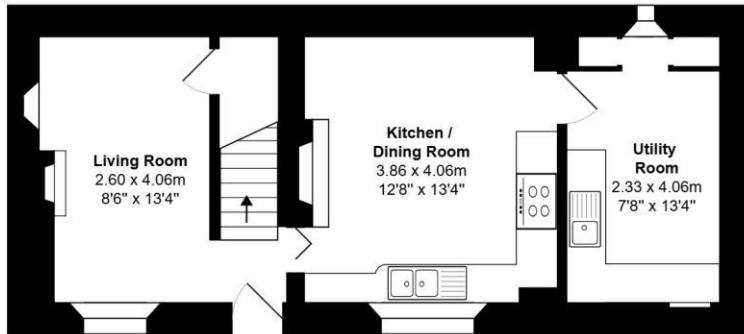




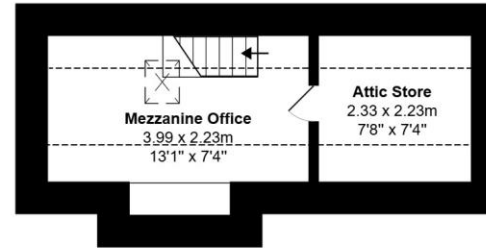




**First Floor**



**Ground Floor**



**Second Floor**



Total Area: 99.0 m<sup>2</sup> ... 1065 ft<sup>2</sup> (excluding attic store)

All measurements are approximate and for display purposes only



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**COTSWOLD & COUNTY** (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

**01666 840 886 or 01452 812 054**

**LONDON** (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

**0207 0791 577**