

2 The Old Coach Yard, The Chipping, Tetbury, Gloucestershire, GL8 8FE

Superbly appointed two-storey coach house
Small select development in the very heart of
the town

Immaculate turn-key accommodation
2 bedrooms

Open plan living arrangement
Allocated parking

Moments walk from all town amenities
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £335,000

Approximately 952 sq.ft



‘Situated in the very heart of this desirable Cotswold market town just a moments walk from all amenities, this two-storey coach house is superbly appointed and immaculately presented’

The Property

This superbly appointed coach house is situated within a small select mews development of only 7 homes quietly nestled within the very heart of Tetbury just yards from all the local shops and amenities the town centre has to offer. Constructed of local Cotswold stone and built in 2016, the property is immaculately presented offering an ideal turn-key style home suitable as a lock-up and leave with very low maintenance.

The accommodation is deceptively spacious extending to around 950 sq.ft. The front door opens to a flight of stairs leading to the main accommodation which is arranged over two-storeys. The impressive first floor is configured as open plan incorporating a living room, dining area and adjoining kitchen complete with integrated appliances. On the second floor, there are two bedrooms and the bathroom fitted with a shower over the bath.

There is one allocated parking space within

The Old Coach Yard. Further parking is easily available at The Chipping car park or within the nearby streets.

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 Forest 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 central heating, mains drainage, water and electricity. There is an annual service charge which contributes to a sinking fund (£247.71 Nov 2023 - October 2024). Number 2 is the Freeholder of the below garages, which belong to apartment 1 and 3, and are on a lease of 999 years. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band C.

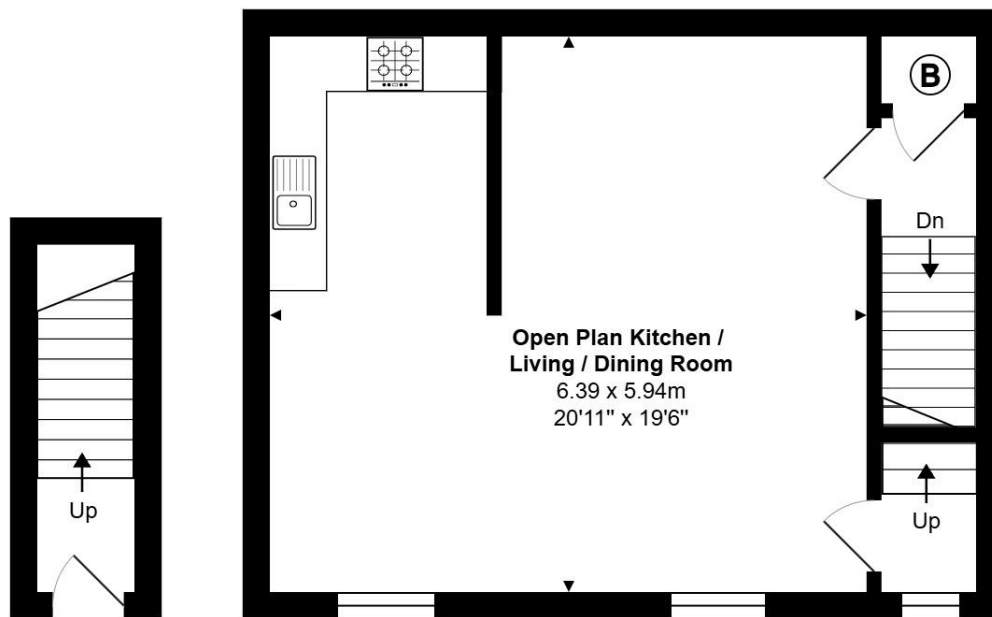
Directions

The Old Coach Yard is located in the far right hand corner of The Chipping car park within the centre of Tetbury.

Postcode GL8 8FE

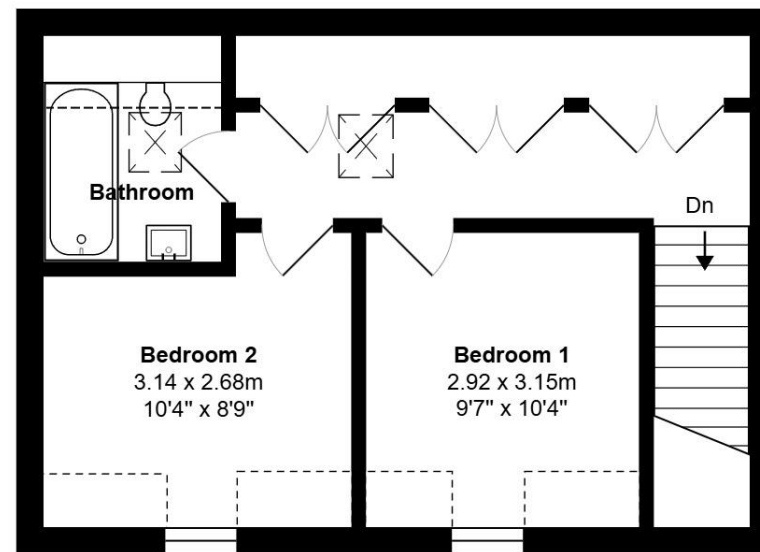
What3words: ///runways.tasteful.chest





Ground Floor

1st Floor



2nd Floor

Total Area: 88.5 m² ... 952 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		81	81
	EU Directive 2002/91/EC		

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

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