



Mulberry Cottage, Chavenage Lane,
Tetbury, Gloucestershire GL8 8BT



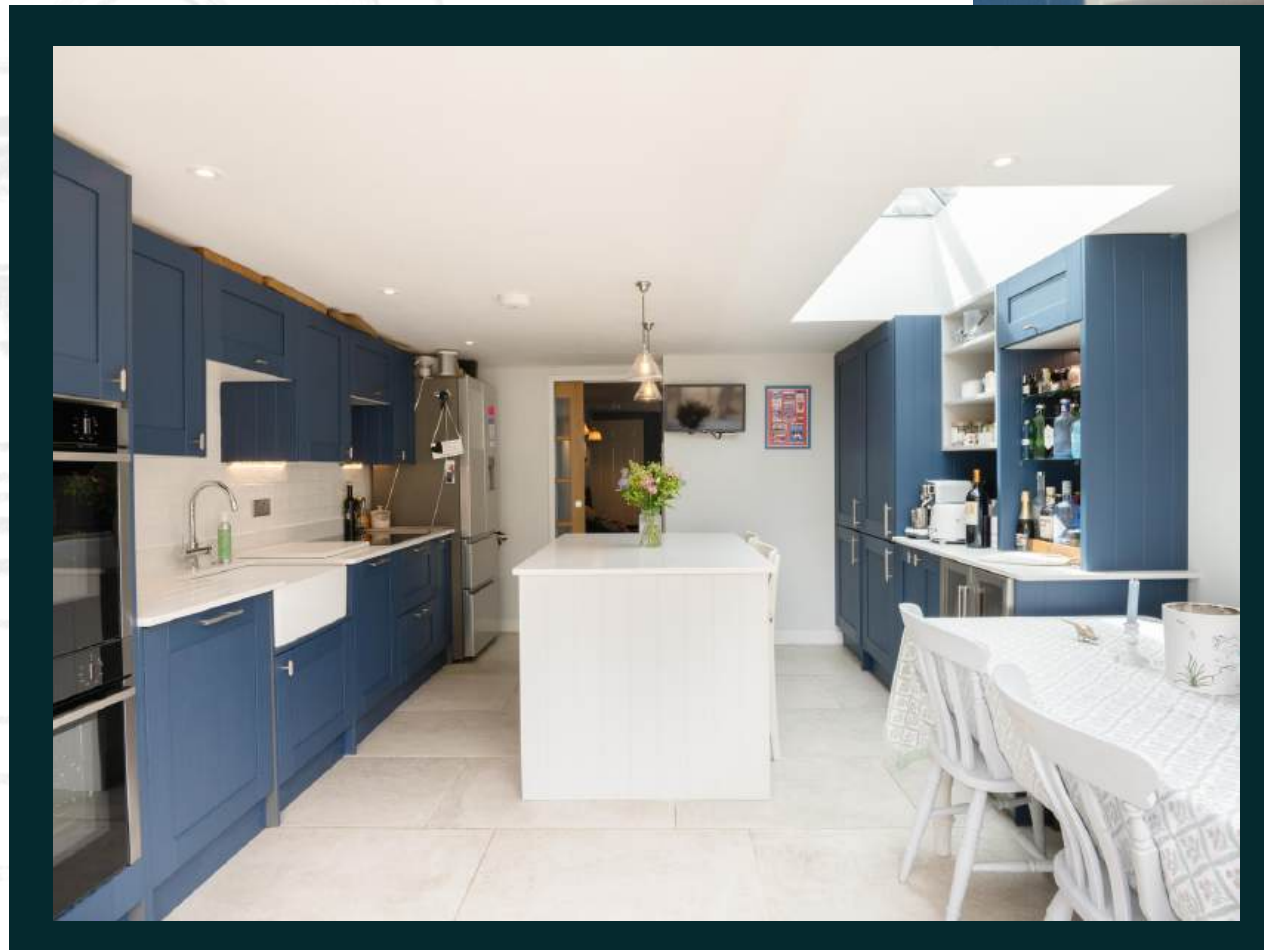
ABOUT THIS HOUSE



Originally built in the 90's, Mulberry Cottage has been fully renovated and extended by its current owners, the result of which is a superb two bedroom house well laid out for entertaining in one of the South Cotswold's most sought-after towns. The sitting room in the cottage is large enough for a three-person sofa and is fitted with a log burner and storage cupboard under the stairs. During the 2021 works, the kitchen was extended, and bi-folding doors were installed giving full access to the garden. The kitchen consists of two NEFF ovens, an induction hob, wine fridge and a large island. Upstairs, the principal bedroom has built in storage. The second bedroom has an ensuite loo. The family bathroom was re-fitted in 2021.



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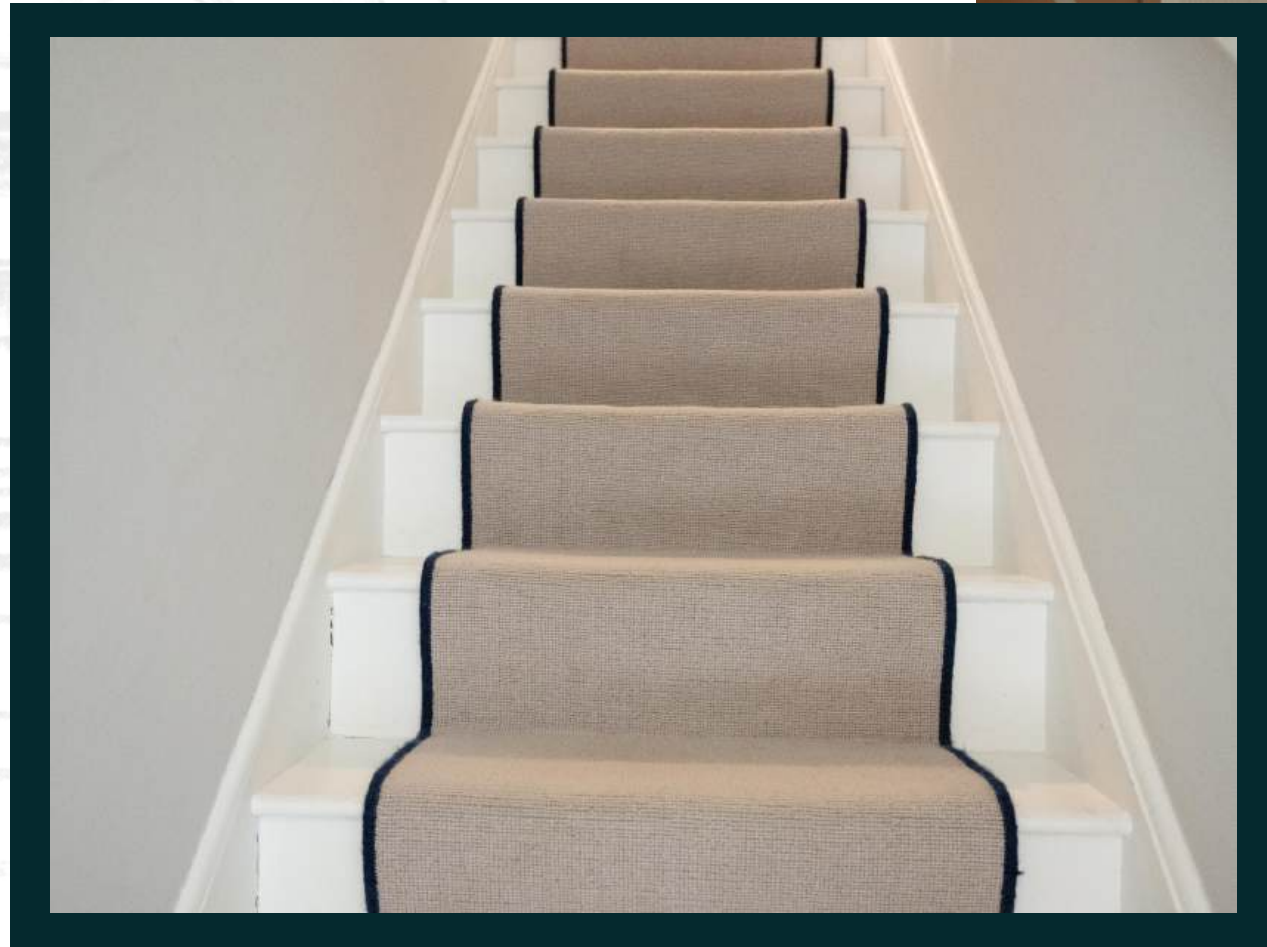


Outside, the gardens have been landscaped with wooden sleepers, and has a large seating area off the kitchen. At the top of the garden is a further seating area next to the home office. Installed in 2023, the home office provides a further reception room and has dual uses. The gardens have been planted with hydrangeas, roses, lavender and fruit trees. There is a gate at the rear of the garden providing access to the garage area. The garage provides excellent storage and a private parking space.





THE FINER DETAILS



BEDROOMS

2

BATH/SHOWER ROOMS

1

LANDSCAPED GARDEN

1

PRIVATE PARKING

1

RECEPTION ROOMS

2

GARAGE

1

HOME OFFICE

1









THE FINER DETAILS



SERVICES
Mains Gas, Electricity, Water and Drainage

EPC
C

COUNCIL TAX
Band C

LOCAL AUTHORITY
Cotswold District Council



ABOUT THIS AREA

Mulberry Cottage is set within a few minutes' walk of the recreation ground, and the town centre. Tetbury, known as the gateway to the Cotswolds offers wonderful local shopping as well as restaurants and public houses including the new Guilbertines kitchen, Lolas, Blue Zucchini, Martin and Malthouse and The Royal Oak to name a few. The Trouble House pub and The Barn at Chavenage are also within walking distance. Tetbury has a large Tesco supermarket and Coop. More extensive shopping facilities can be found in nearby Malmesbury and Cirencester. Kemble train station is within a 10-minute drive and has direct trains to London Paddington.

TOWNS & TRAIN STATIONS

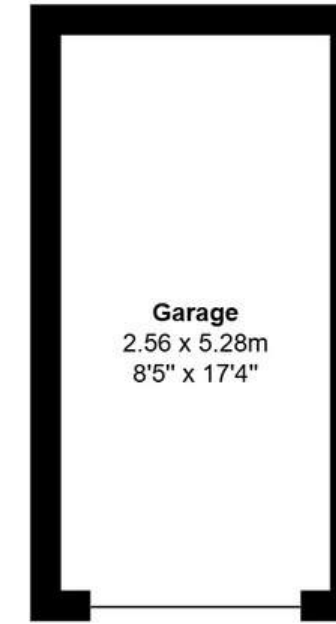
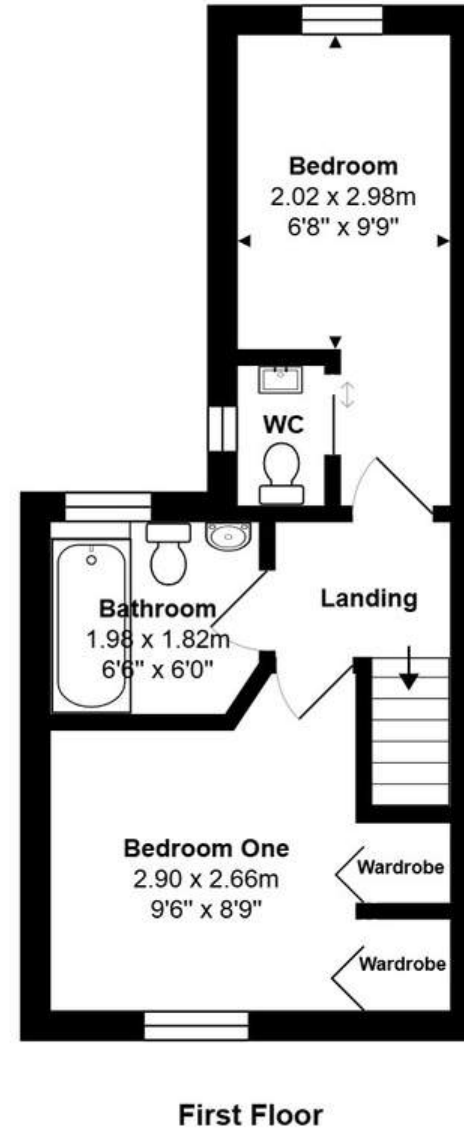
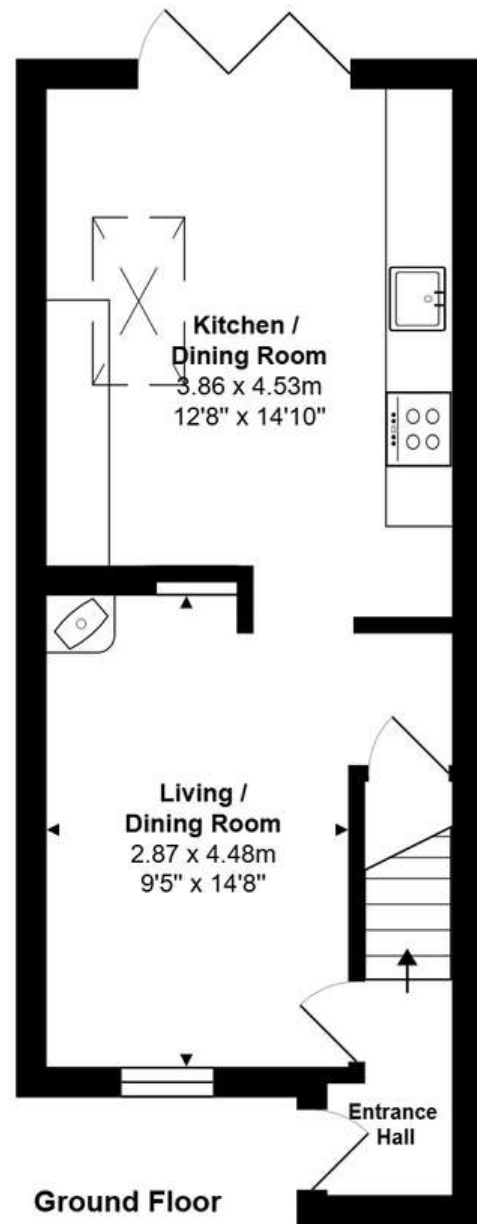
Malmesbury 5 miles
Nailsworth 7 miles
Cirencester 11 miles
Bristol 29 miles
London 104 miles
Kemble Train Station 8 miles
(London Paddington from 73 minutes)

LOCAL

The Barn at Chavenage
Guilbertine's Kitchen
Lola's



FLOORPLAN



Garage

Garage not shown in actual location or orientation.



Total Area: 64.3 m² ... 692 ft² (excluding garage)

All measurements are approximate and for display purposes only

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