



JAMES PYLE & CO.



3 Pike Cottages, Ilson, Tetbury, Gloucestershire, GL8 8RX

Semi-detached Cotswold stone cottage
Self-contained 1 bed annexe with
home office/gym
Well-established large plot
3 bedrooms
Gated private parking
Secluded gardens
Located on the rural edge of Tetbury
Gigaclear (900mb) broadband available



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £595,000

Approximately 1,530 sq.ft including annexe/office



‘Set within a mature generous plot, a 3 bedroom semi-detached period cottages plus a self-contained annexe and home office’

The Property

This Cotswold stone semi-detached period cottage is set within well-established large grounds of over 0.25 acres with an accompanying self-contained annexe and home office/gym. Just 8 minutes' walk from the centre of Tetbury, the cottage is located on the rural edge of the town surrounded by farmland. Formerly a tied workers cottages for the nearby Dutchy Home Farm, the cottage is now a cosy characterful home.

Approached into the boot/utility room there is significant storage space and plumbing for a washing machine. This leads into the galley style kitchen which has plenty of storage and integrated appliances. The sitting room is a good size with a wood-burning stove set within a fireplace with a wooden plinth. Adjacent is a dining room which overlooks the front, and there is a downstairs cloakroom. Upstairs, there are two double bedrooms and a single bedroom with an airing cupboard in the corner. The family bathroom has a bath and overhead shower.

Outside, a long driveway approaches a parking area for several cars with an electric charging point. There is a pretty garden to the front and rear, mainly laid to lawn. At the side of the cottages there is a fenced additional garden area with a shed, mature fruit trees and raised timber vegetable beds.

Extending in all to 473 sq.ft, a separate annexe has been built which provides a fully insulated office/studio on the ground floor with power and heating, whilst on the first floor there is a self-contained one bedroom apartment with an ensuite shower room and kitchenette.

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, 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 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

We understand the property is Freehold with mains gas central heating, shared private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Gigaclear (900mb)

broadband is available and there are some limitations to mobile phone coverage. Please see the Ofcom mobile and broadband checker website for more information. Cotswold Council Tax Band D.

Directions

From Tetbury centre, follow London Road towards Cirencester and proceed to leave the town. At the crossroads, take the right-hand turn onto Cirencester Road. Then take the next right by S&P Global and then immediately turn right onto the private driveway to approach the cottage located on the left-hand side.

Postcode: GL8 8RX

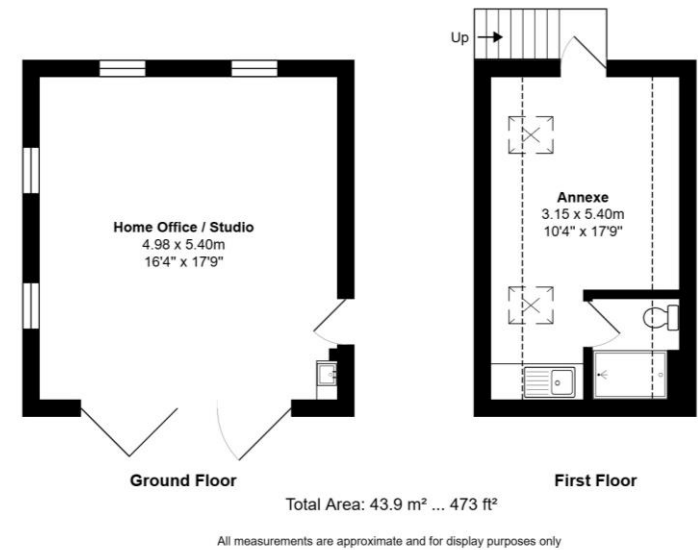
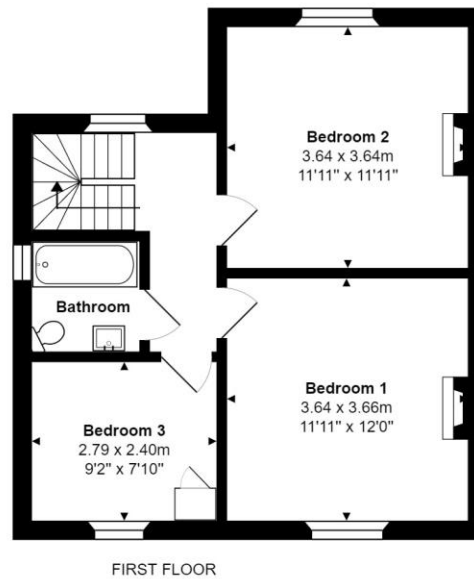
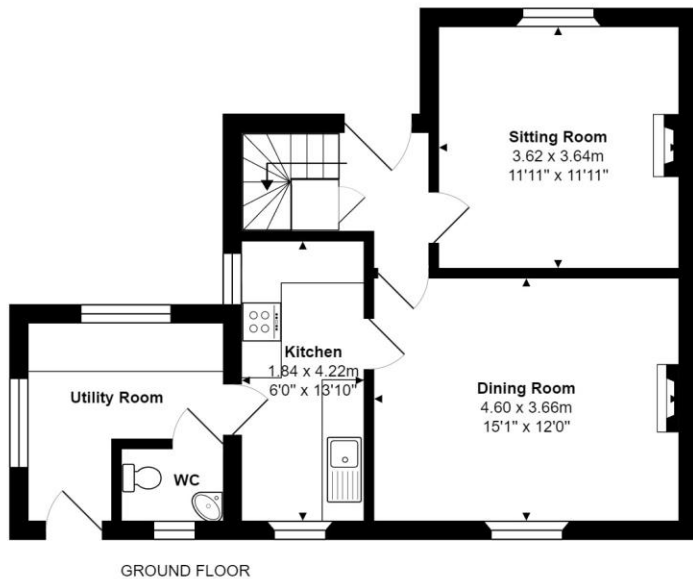
What3words: ///villa.cycles.duties



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	87
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



3, Pike Cottages, Cirencester Road, Tetbury, GL8 8RX



Total Area: 98.5 m² ... 1060 ft²

All measurements are approximate and for display purposes only

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