



JAMES PYLE^{CO.}



49 Charlton Road, Tetbury, Gloucestershire, GL8 8DX

Semi-detached Cotswold stone period cottage
Charming character features
2 bedrooms
Living room with inglenook fireplace
Close proximity to the town centre
Elevated southerly position
Front and rear gardens
Views over the Cutwell valley



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

Guide Price: £415,000

Approximately 819 sq.ft excluding loft store and gallery void

‘Situated within an elevated southerly position hidden behind a mature hedge, this characterful semi-detached Cotswold stone period cottage is located within close proximity of the town centre’



The Property

49 Charlton Road is a semi-detached Cotswold stone period cottage discreetly positioned along Charlton Road occupying an elevated position behind established hedging whilst located within short walking distance of the town centre. This charming home displays a wealth of character including exposed beams and an inglenook fireplace. The cosy accommodation benefits from ample natural light from the elevated southerly aspect and spans over three floors extending to around 819 sq.ft.

The ground floor opens to a spacious entrance hall with an open galleried staircase complete with under stairs storage. The characterful living room is positioned at the front with a traditional stone fireplace and wood-burning stove inset. The rear kitchen/breakfast room is fitted with a range of units incorporating an electric oven and gas hob. On the first floor, there is a double bedroom with built-in

storage and a shower room. There is a further bedroom on the top floor which overlooks across the Cutwell valley fields opposite.

The property is accessed by steps up from the street level leading to a small front garden comprising a lawn and a seating terrace. There is a further courtyard style garden at the rear which is laid for easy maintenance as a gravelled seating terrace. On street parking can be found on Charlton Road/New Church Street and other adjoining roads.

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. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband

is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band C.

Directions

From the centre of Tetbury, head north along Long Street and take the left-hand turn onto New Church Street. Continue down the road onto Charlton Road and locate number 49 on the right-hand side, accessed by steps.

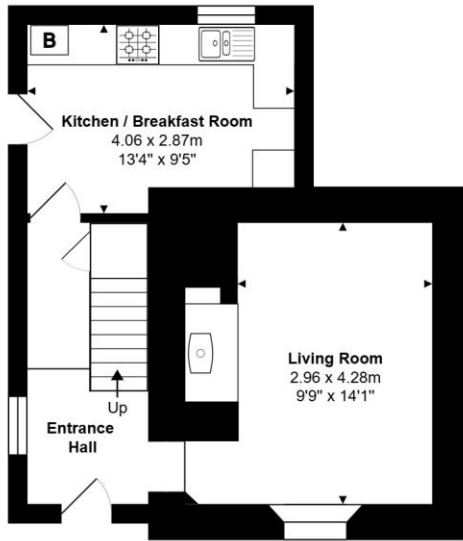
Postcode GL8 8DX

What3words: ///situation.zipped.openings

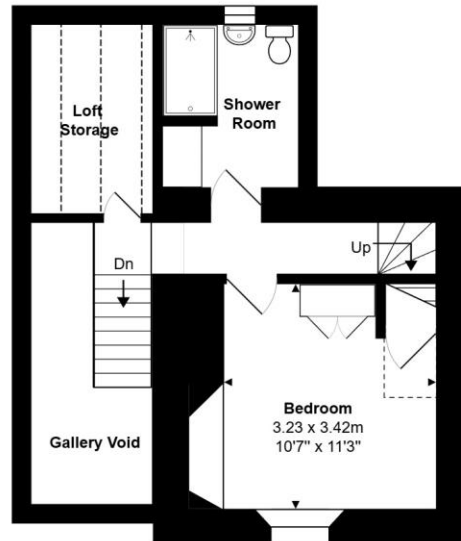


Total Area: 76.1 m² ... 819 ft² (excluding gallery void and loft storage)

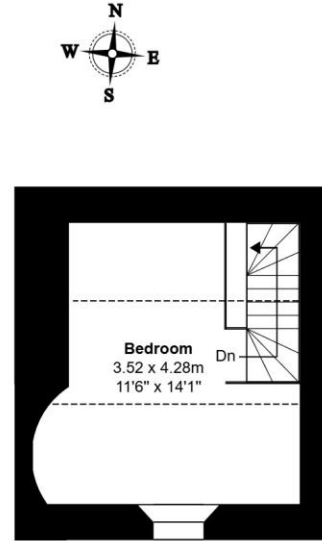
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor



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