



JAMES PYLE & CO.



Summer Cottage, 39 Charlton Road, Tetbury, Gloucestershire, GL8 8DX

Pretty Cotswold stone period home  
Generously proportioned throughout  
4 double bedrooms, 2 bathrooms  
Spacious living room with wood burner  
Fitted kitchen/dining room  
Off-road private parking  
South-west facing garden  
Easy walking distance to town centre  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £725,000**

Approximately 2,336 sq.ft

‘Discreetly located in a quiet elevated position set back from the road, a very attractive Cotswold stone period home with generous, spacious character accommodation and off-road parking’

## The Property

Summer Cottage is a very attractive Cotswold stone period home set back from the road in a quiet elevated position yet within easy walking distance to Tetbury town centre and countryside walks alike. The generously proportioned accommodation is arranged over three floors and extends in all to 2,336 sq.ft. with a wealth of period character features including exposed beams and stone mullion windows.

The ground floor comprises of two sizable principal rooms; a double fronted living room with fireplace and wood burner inset, and a fitted kitchen/dining room with flagstone flooring and double doors to the garden. Additional to the ground floor is a cloakroom, boot room and useful utility room with access down to the cellar. On the first floor are three double bedrooms and a family bathroom with twin sinks and shower over bath. The top floor master bedroom has vaulted ceiling with exposed beams and ample built in eaves

storage with an en-suite bathroom off and further dressing room area enjoying westerly views across roof tops and beyond countryside. The property is unlisted and benefits from gas fired central heating.

Externally, there is private parking for two cars to the side of the property and a pleasant south-west facing garden to the side and rear with a small patio and raised lawn.

## 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. Conveniently there is a large supermarket, hospital, surgeries and post office as well as 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 with ample opportunities for walking, shooting and hunting. 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, 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 are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the

website for more information. Cotswold Council Tax Band F.

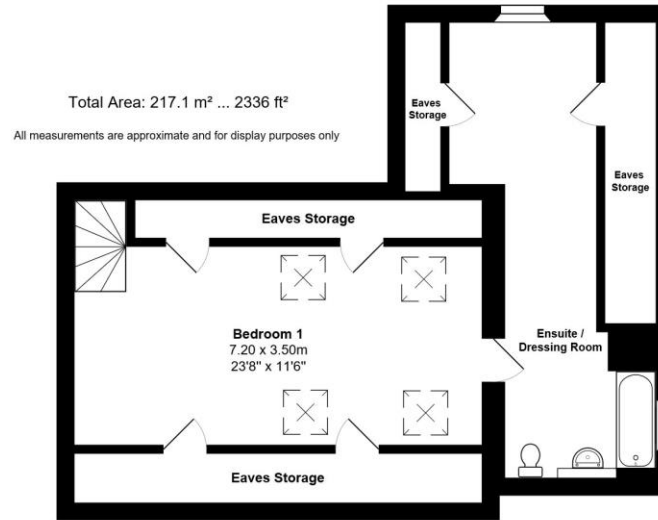
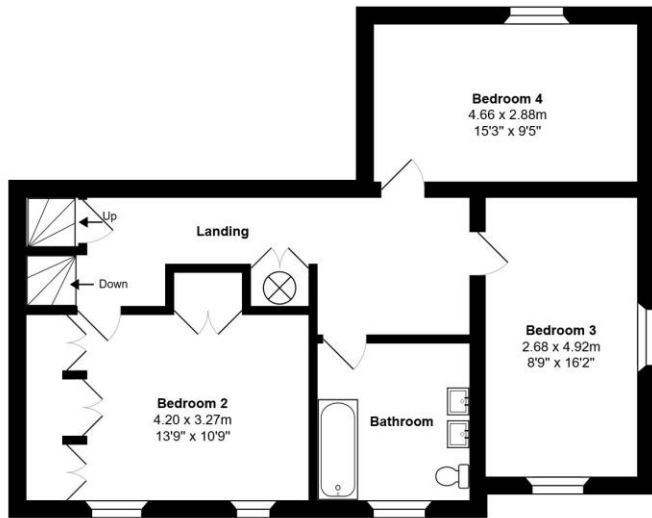
## Directions

From the Market Place, proceed down Long Street then take the left hand turn into New Church Street. Proceed passed the Church and bear right into Charlton Road and take the private lane on the right hand side to locate the property at the end of the lane.

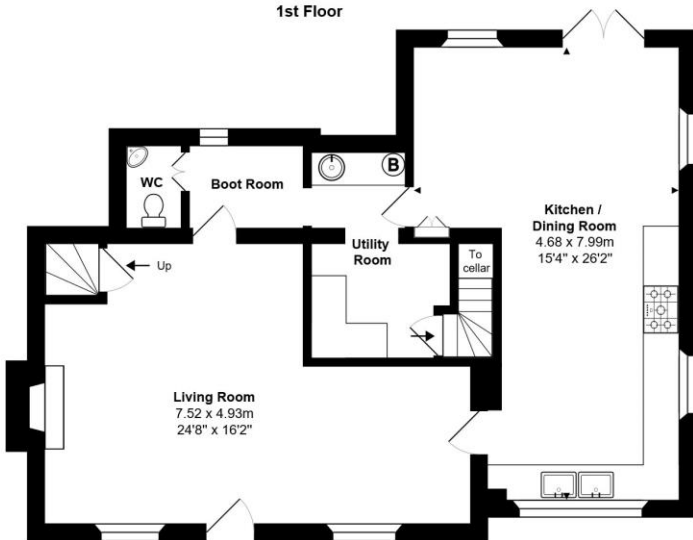
Postcode GL8 8DX

What3words: ///dices.flies.prevented





Total Area: 217.1 m<sup>2</sup> ... 2336 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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