

Drovers Cottage, 44 West Street, Tetbury, Gloucestershire, GL8 8DR

Period semi-detached stone cottage
Wonderful southerly views over the Cutwell
valley

Picturesque position within the Cotswold
market town of Tetbury
3 bedrooms, 2 bathrooms

Large reception room with cosy wood-burning
stove

Reclaimed solid timber kitchen with integrated
appliances

Good-sized sunny garden

Short walking distance to many amenities



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Price Guide: £475,000

Approximately 1,214 sq.ft

‘A wonderful Cotswold stone period cottage set within an elevated south-facing position overlooking the magnificent Cutwell valley, just a short walk to the centre of Tetbury’

The Property

Drovers Cottage is a semi-detached traditional stone period cottage located in the Cotswold market town of Tetbury within easy reach of an array of amenities. The cottage occupies a southerly elevated position within West Street, one of Tetbury's most historical lanes, overlooking the magnificent Cutwell valley below. The cottage has been sympathetically upgraded by the current owner creating a lovely home retaining much character and filled with natural light from the southerly aspect. The town centre location, outstanding views and character features all contribute to the cottage being a favourable holiday home as well as a primary residence.

The accommodation spans over three floors extending in all to around 1,214 sq.ft. Entered from the side, the kitchen has been refitted with reclaimed solid units and incorporate a fridge/freezer, dishwasher, oven, gas hob and plumbing for a washing machine. A former serving hatch has created a breakfast bar area from the reception room. The large reception room offers a cosy living area beside the wood-

burning stove, whilst the dining area benefits from large windows and a rear door leading out to the garden and takes full advantage of the open views. On the first floor, there are two bedrooms including the main bedroom which is dual-aspect overlooking the valley complete with fitted wardrobes. The bathroom has been refitted with a stylish roll-top bath and a rainfall shower over. The versatile top floor offers a third bedroom accompanied by an en-suite shower room. The top floor could equally be utilised as a hobby room/home office.

The south-facing garden is an enchanting landscaped area of three terraces all benefitting from the lovely view. The top terrace located immediately off the cottage is laid as a sun terrace and provides a lovely alfresco dining area to enjoy. Steps lead down to a curved lawned terrace and continue down to the bottom terrace which has been utilised as a wildlife garden complete with a pond and timber shed. On street parking is available outside the cottage on West Street while West Street carpark offers the opportunity for a parking permit.



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.

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 is excellent mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Cotswold District Council Tax Band E.

Directions

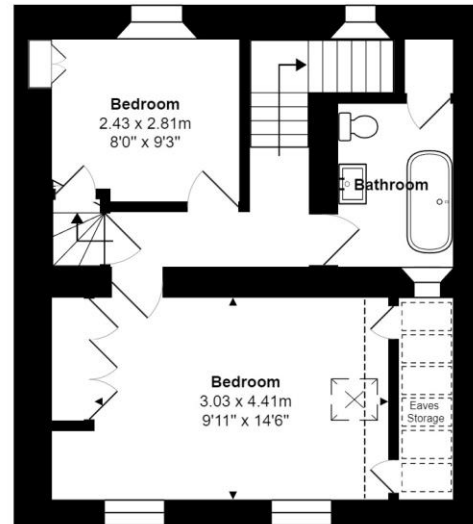
From the Market Place, follow Church Street towards Bath, then take the next right hand turn into Old Brewery Lane. Follow the road around pass the car park and at the end of the road take the right hand turn into West Street. Locate the property immediately on the left hand side. Postcode GL8 8DR.

What3words: [///whistling.crystal.elevated](https://www.what3words.com/whistling.crystal.elevated)

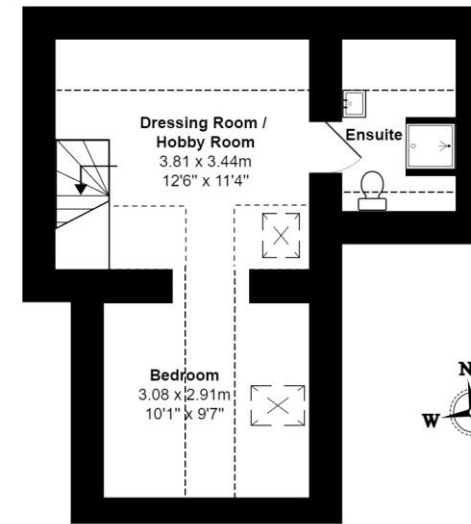




Ground Floor



First Floor



Second Floor



Total Area: 112.8 m² ... 1214 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)		
A		
(81-91)		
B		
(69-80)		
C		78
(55-68)		
D		
(39-54)		
E	48	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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