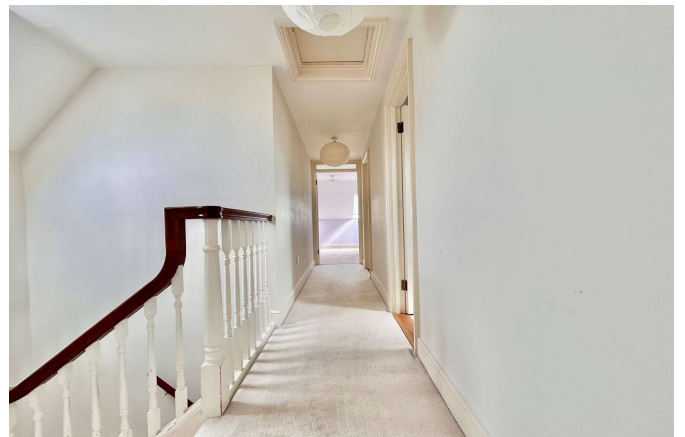


East Lodge, Chantry Court, Tetbury, GL8 8DD



- Two storey first floor apartment • Located just off the Market Place • Pretty communal gardens
- Dedicated private parking space • Quiet location • Two bathrooms • Over 55's complex • Guest suite facility
- EPC E

East Lodge, Chantry Court

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

A well-positioned retirement property with views across to woodland and greenery, located in the award-winning complex of Chantry Court for the over 55's. Located just a stone's throw from town but still offering the peace and quiet while still being involved with nature.

On entering the property, you are greeted with a welcoming entrance hall with cloakroom and wide staircase taking you to the first floor. Also on the ground floor is the light filled kitchen/dining room with a pleasant outlook from all angles with a range of fitted cupboard and integral appliances including a double oven and ceramic hob.

Heading on up the staircase, there is a Velux window illuminating the stairwell and the gallery style landing.

The spacious sitting room, located on the first floor, enjoys a wonderful and calming outlook. An elegant Adam-style fireplace creates a charming focal point, while two windows fill the room with natural light and frame the attractive surroundings.

The master bedroom offers a delightful rural view over the communal gardens, complemented by fitted wardrobes and a generously sized en-suite bathroom. The second double bedroom features Velux and porthole windows along with a convenient walk-in storage cupboard. There is a second bathroom, fitted with a classic white suite.

The property has the benefit of a dedicated parking space plus the communal facilities of well-tended gardens, laundry and separate guest suite for visiting family members.

Retirement Properties Ltd is entitled to receive a fee calculated at 5% of the sale price out of which it settles the fees of the estate agents, solicitor and any other relevant cost. The vendor will therefore receive 95% of the sale price achieved.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

The property is easily reached from our office by walking under the Market Hall, across the Market Place where the entrance to Chantry Court will be seen between The Talbot and Kingsley House Nursing Home.

What 3 Words
risky.tourist.viewer





Services & Tenure

Tenure – Leasehold, 958 years. Service charge (incl building insurance) is £4,302.00 per annum, payable monthly. Ground rent is £1.00 per annum.

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Electric, Night Storage

Local Authority

Cotswold District Council

Council tax Band - D

Our reference

TET220268

29th April 2026

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

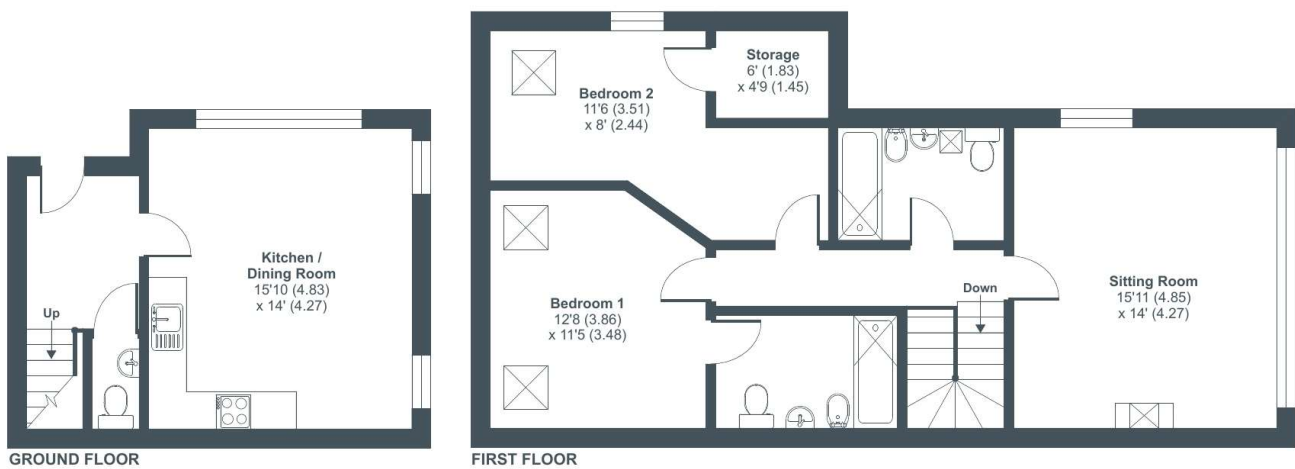
E: tetbury@perrybishop.co.uk



East Lodge Chantry Court, Tetbury, GL8

Approximate Area = 1073 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 922245



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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