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PROPERTY MADE PERSONAL



Chavenage Lane, Tetbury, Gloucestershire, GL8 8JT

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Key Features



3
Bedrooms



2
Bathrooms



4
Receptions

- Attractive Cotswold stone cottage, within walking distance of the town centre
- Cosy sitting room with a real flame gas fire
- Stunning kitchen, flooded with light
- Versatile accommodation with an opportunity for a work from home office
- Principal bedroom suite with a fabulous bathroom and dressing room
- Landscaped gardens with a canopied seating area
- Single car port
- Views across fields

About the property
A pretty Cotswold stone cottage which has been thoughtfully extended to create a warm and welcoming home, perfectly suited to relaxed modern living.

The property is entered via a charming dining room, where a feature bookcase marks the position of the original staircase and adds character to the space. To the rear, a hallway provides practical storage for coats and shoes, with stairs rising to the first floor. The downstairs cloakroom offers exceptional cupboard space, cleverly concealing the washing machine, boiler and even a wine fridge.

The cosy sitting room is a delightful space to unwind, centred around a real flame gas fire and enjoying lovely views across the fields beyond. Behind the dining room is a more recent extension which is currently used as a home office but would equally make a wonderful playroom or children’s den. At the end of this space is a snug seating area with bi-folding doors opening onto the garden, creating a perfect spot to relax while enjoying the connection to the outdoors.

A real highlight of the house is the generous kitchen, beautifully designed with plenty of storage, a pantry cupboard and planned space for both a dishwasher and an American-style fridge/freezer. With windows on two sides, the room feels wonderfully light and airy and offers ample work surfaces for cooking and entertaining. A traditional two-door AGA brings a comforting warmth during the cooler months, complemented by an adjacent electric AGA cooker with a gas hob for summer use.

Upstairs, the landing is filled with natural light and leads to the first-floor accommodation, with further stairs rising to the second floor where there is a good-sized guest bedroom. On the first floor there is an additional double bedroom and a family bathroom with a bath and overhead shower. The principal bedroom is a particularly lovely room, spacious and inviting, with an

en-suite bathroom featuring both a bath and separate shower, as well as a built-in television. A door leads through to an impressive dressing room, a space many would dream of having.

Outside, the gardens have been beautifully landscaped. At the front, a stone pathway leads to the entrance, with parking for one car and an ornamental cherry tree that provides a spectacular display when in bloom.

To the side of the house is a raised terrace, perfect for entertaining friends or enjoying the far-reaching views, with a canopy above offering shade on sunny days. The garden continues around the rear of the house, where mature planting and hedging create a lovely sense of privacy. A patio provides the ideal place to sit and catch the last of the evening sun, and there is also a useful garden shed.

On the road a carport provides covered parking for one vehicle along with additional storage to the rear.

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.

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, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are 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.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 – 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

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.

Directions

From our office in Church Street, take the first left into Long Street, continue until the road bends to the right and go straight on into Hampton Street. Take the first left into Chavenage Lane and the house can be found on the right hand side after the turning into Newleaze Gardens.

What3Words /// shadowing.situates.business

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band E

Our reference

TET/HP/CDH/16042026

We'd love to hear from you

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what the owner said

We bought the house in 2000, and have loved living here, we extended it with the idea that we would never leave, but circumstances have changed.

The quiet location and short walk into Tetbury are perfect, the Recreation Ground at the top lane was everything that our dog could wish for.

Our neighbour on the attached side is so quiet but friendly and happy to keep an eye on the house when we go away.

We have a small enclave with the 4 houses that face each other, all lovely neighbours, we have a WhatsApp group and look out for each other. I think this the perfect mix of quiet location with a short walk to local facilities.







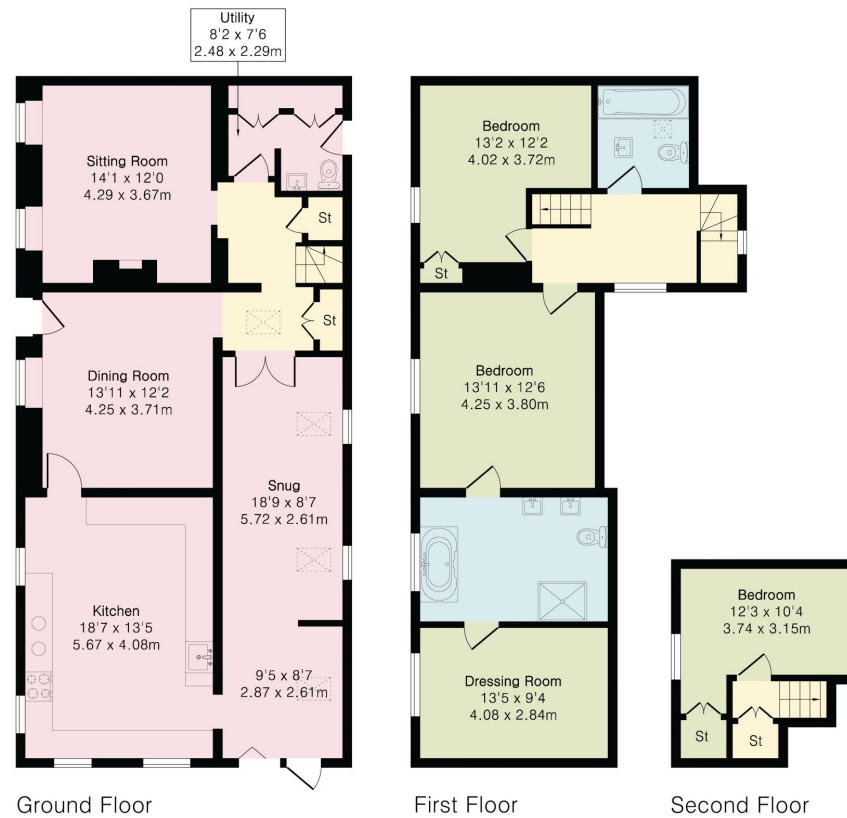


Approximate Gross Internal Area 1924 sq ft - 178 sq m

Ground Floor Area 1048 sq ft – 97 sq m

First Floor Area 731 sq ft – 68 sq m

Second Floor Area 145 sq ft – 13 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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