



3 and 4 Trull Cottages, Trull, Tetbury, Gloucestershire

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# Two semi detached Grade II listed Cotswold stone cottages for sale together or separately.

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## Summary of accommodation

**No 3 Trull Cottage** – Kitchen | Dining room | Sitting room | Bathroom

Two bedrooms

Terraced garden

**No 4 Trull Cottage** – Kitchen/dining room | Sitting room | Boot room | Utility room

Two bedrooms | 1 bath and shower room

Old Bake House | Garden

## Distances

Tetbury 3 miles, Kemble station 4 miles (London Paddington 65 minutes), Cirencester 8 miles, Swindon station 15 miles (London Paddington 50 minutes), Cheltenham 19 miles, M4 (J15) 22 miles, M4 (J17) 15 miles (All distances and times are approximate).

**Guide Price:** No 3 Trull Cottage £350,000

No 4 Trull Cottage £450,000



## 3 & 4 Trull Cottages

3 and 4 Trull Cottages are a striking pair of semi-detached Cotswold stone cottages facing east and located parallel to the local lane. The properties are set back behind a Cotswold dry stone wall and have views over the neighbouring countryside. Formerly a row of four cottages they are believed to have been built early 19th Century as part of the Trull estate.

No. 3 has a short path to the front door that leads to the sitting room. There is a galley kitchen and spacious dining room. At the rear of the house is a ground floor bathroom with WC. Two bedrooms on the first floor. A side path leads to the terraced garden to the rear of the property. Parking across the lane.

The property could benefit from modernisation and is currently let on an AST.

No. 4 is accessed from a side door and was extended a number of years ago. The accommodation briefly comprises a staircase hall, sitting room, kitchen/dining room, boot room and WC as well as a utility room.

On the first floor is a spacious bath and shower room and two bedrooms.

Outside is The Old Bake House, a period out house, a terraced garden and parking currently across the lane.

## Potential to extend

3 and 4 Trull Cottages are Grade II listed, both properties could be linked, extended, and altered. Number 4 has potential to create off road parking. Any changes are subject to the necessary consents and permissions.

## Gloucestershire

3 and 4 Trull cottages are situated about 3 miles east of Tetbury, conveniently located to both Tetbury and Cirencester, being 3 and 4 miles away respectively with the larger shopping centres of Cheltenham, Swindon and Bath all easily accessible.

Road communications are excellent with quick access to the M4 Jct 15 and otherwise Jct 17 via Malmesbury. The M5 is easily accessible to the west at Jct 11a. Regular train services from nearby Kemble Station to London Paddington take approximately 70 minutes.

Sporting facilities are extensive. Hunting with the Beaufort, VWH and RAC, golf courses at Cirencester, Minchinhampton and Westonbirt. Racing at Cheltenham and Bath. Polo at Cirencester and Westonbirt. Water sports at the nearby Cotswold Water Park and the surrounding area also provides delightful walking and cycling.

There is an excellent choice of schooling in the vicinity including primary schools in Rodmarton and Crudwell, Secondary in Tetbury and private schools at Beaudesert and Westonbirt all being within easy reach.

## Property Information

For sale by private treaty. Offers close 18:00pm Tuesday 30th May 2023, unless sold previously.

**Tenure:** 3 Trull Cottage - Freehold, Subject to AST until August 2023 with two months notice.

4 Trull Cottage - Freehold - Vacant

**Services:** Mains water, electricity and private drainage (septic tank). Fibre broad band is available to both properties.

**NB:** The drainage for 3 and 4 is on a shared system with an adjoining property. Maintenance, service and repair of the existing system will be 1/4 each. If a purchaser wishes to install a private drainage system, it will be at their own cost and not a condition of sale. The drains have been inspected by the vendors and work well.

**Local Authority:** Cotswold District Council 01285 623000





4 Trull Cottage



4 Trull Cottage



3 Trull Cottage

Council tax : 3 Trull Cottage Band C

4 Trull Cottage Band E

EPC : 3 Trull Cottage F

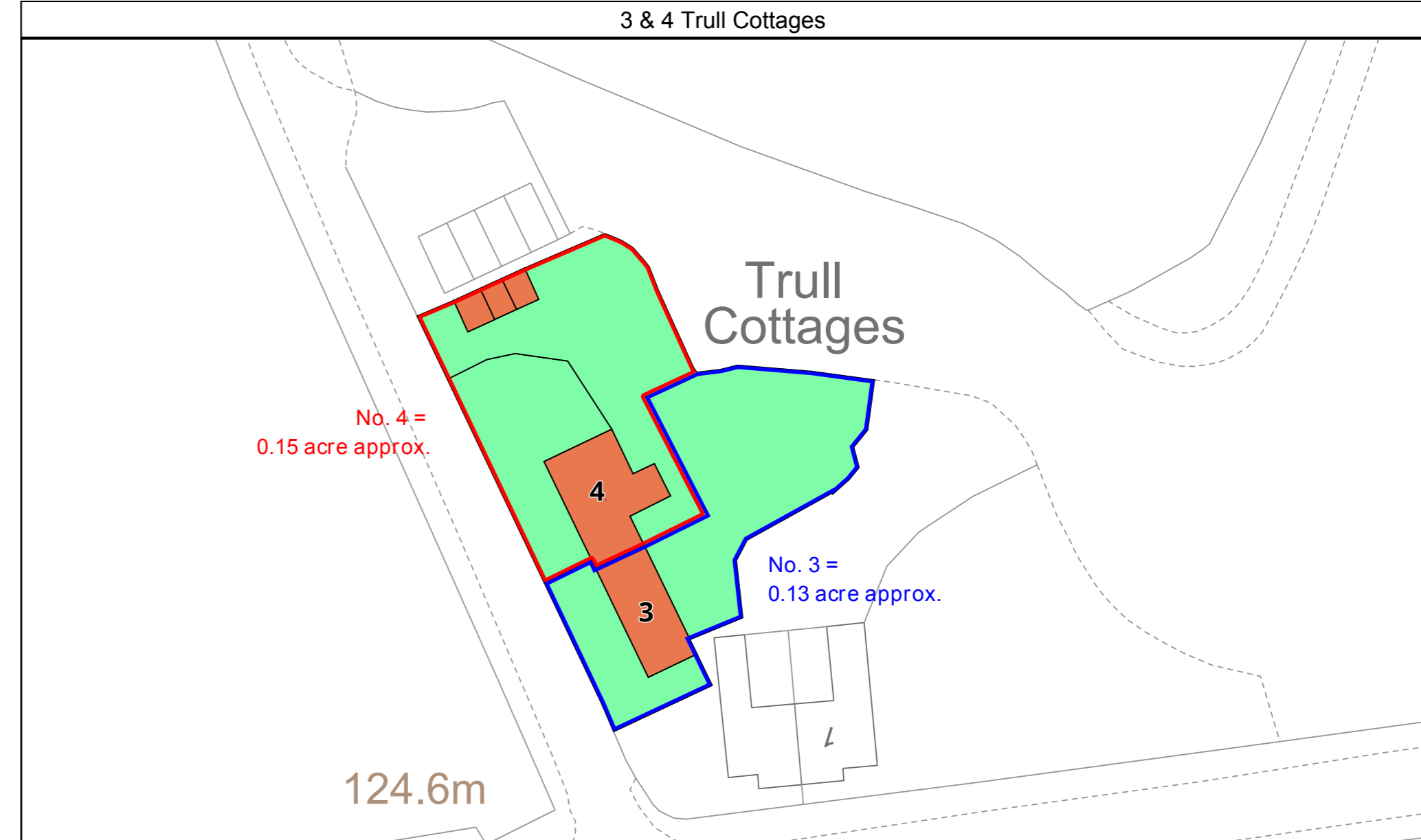
4 Trull Cottage E

### Directions (Postcode GL8 8SQ)

From Cirencester take the A433 towards Tetbury. Follow this road for about 7 miles and take the second turning on the right signposted to Rodmarton, the cottages are the second and third property on the right. Parking is on the left, on the opposite side of the road.

### Viewing

By prior appointment only 01285 659 771

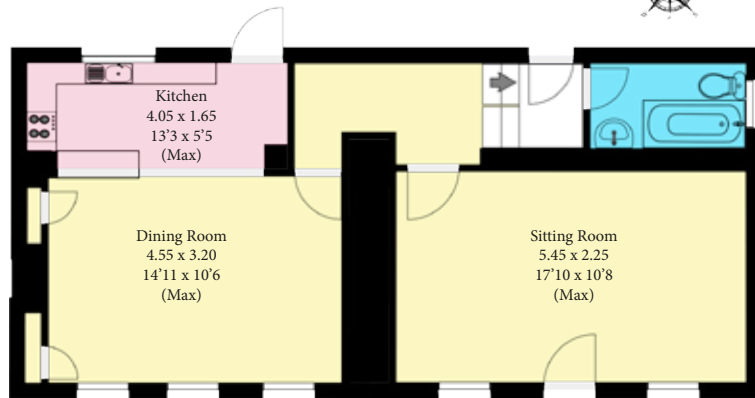


<p><b>Knight Frank LLP</b>          Mapping Consultancy          2 Lower Woodspen Court,          Lambourne Road,          Newbury RG20 8BL</p> <p>(t) 01488 688508          (e) mapping@knightfrank.com</p>		<p><b>Land Use:</b></p> <ul style="list-style-type: none"> <li> Pasture</li> <li> Arable</li> <li> Game Cover</li> <li> Woodland</li> <li> Parkland</li> <li> Verge / Misc</li> <li> Water</li> <li> Orchard</li> <li> Heathland</li> <li> Rocks / Boulders</li> <li> Building (Residential)</li> <li> Building (Structure (Agricultural))</li> <li> Gardens</li> <li> Road / Track</li> </ul> <p>NB: If field &amp; building type are unknown - assumed pasture &amp; residential</p>	<p>Date: 22:03:23          Drawn By: CW          Scale: 1:500 @ A4          Plan Ref:</p>
			<p><b>Knight Frank</b></p> <p><b>Title</b>          3 &amp; 4 Trull Cottages</p> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2023 Licence No. 100021721</small></p>

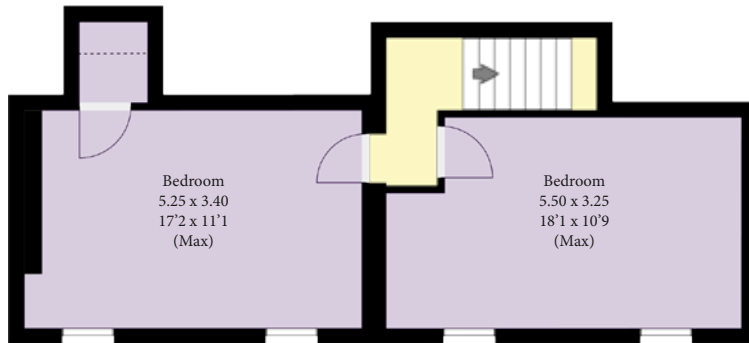
## 3 Trull Cottages

Approximate Gross Internal Floor Area

94.80 sq m / 1,020 sq ft



Ground Floor

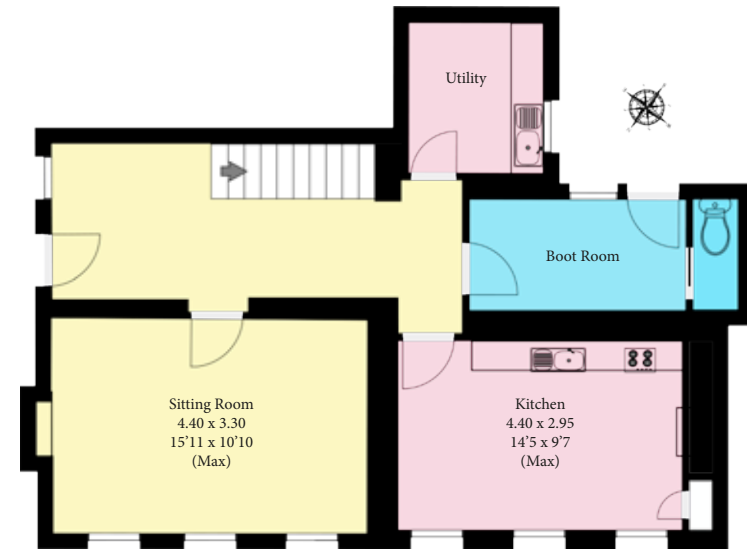


First Floor

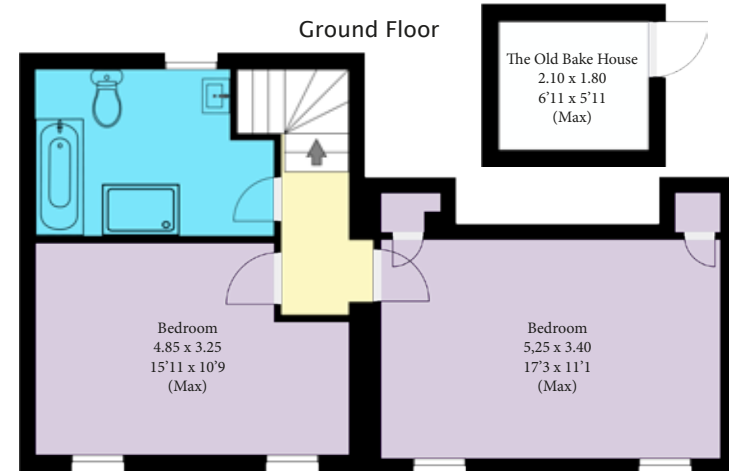
## 4 Trull Cottages

Approximate Gross Internal Floor Area

106.55 sq m / 1,147 sq ft



Ground Floor



First Floor

Knight Frank Cirencester

One Market Place

Cirencester

GL7 2PE

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

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These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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