

The Green

Tetbury, Gloucestershire





Primely positioned in the heart of Tetbury on the Green, a four bedroom double fronted town house with pretty west facing courtyard garden.

Tetbury Town Centre Walking distance, Malmesbury 4 miles, Cirencester 12 miles, Bath 18 miles, Cheltenham 25 miles
 Kemble 5 miles (London Paddington in 75 minutes), Stroud 11.3 miles, M4 (Junction 17) 8 miles, M4 (Junction 18) 10 miles
 (All distances and times are approximate)



Summary of accommodation

Main House

Ground floor: Sitting/dining room | Kitchen/breakfast room | Study | Utility room | Two cellars

First floor: Principal bedroom | Bathroom | Bedroom | Shower/wet room

Second floor: Two further bedrooms

Outside

Courtyard garden | Potting shed | On street parking

Situation

Times and distances are approximate.



Diverse range of independent shops & services, including supermarkets, delicatessens, restaurants, cafes, and antique shops. Stroud and Cirencester both famous for its farmers markets, and range of diverse shops restaurants, cafes, and events. Bristol, Bath, and Cheltenham are all easily accessible for more extensive shopping and amenities.



Fast train services to London Paddington available from Kemble and Chippenham stations.



Both the M4 and M5 are easily accessible.



A range of excellent primary, comprehensive and private schools are in the area, including Beaudesert Park, Westonbirt, Rendcomb, the Cheltenham Colleges, and first-class grammar schools in Stroud and Cheltenham.



There is locally renowned "Goods shed" a venue for art, events and music.



Westonbirt Arboretum provides spectacular walks and events.



Golf at Minchinhampton.



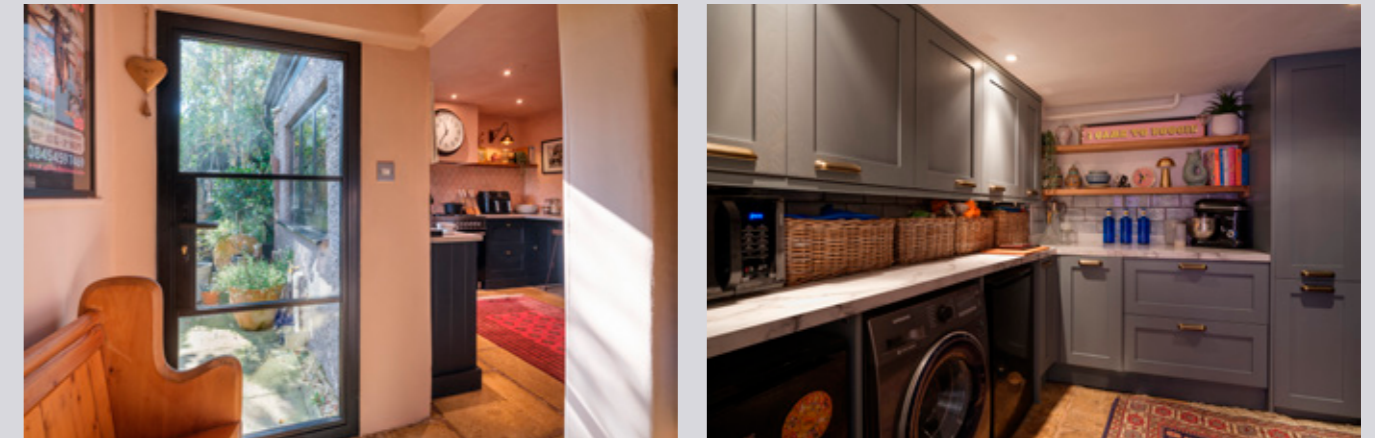
Racing at Cheltenham. Polo at Beaufort and Cirencester Park. Eventing at Badminton and Gatcombe.



The Property

19 The Green is a stunning double fronted three storey town house in the most iconic of positions in the heart of the desirable beautiful Cotswold historical market town of Tetbury and centrally placed to look onto The Green. The property has been largely updated and refurbished recently to create one of the most stylish and characterful of homes within the town.

All rooms are of good proportions with good ceiling heights and the property retains many of the original features such as beautiful fireplaces and exposed beams. On the ground floor are two impressive reception rooms, and a recently updated kitchen/breakfast room utility. On the first floor is a large principal bedroom, a further bedroom, a stunning vaulted bathroom, and a wet room. The second floor has two further bedrooms. The property has two staircases and two separately approached cellars. There is on street parking around The Green.





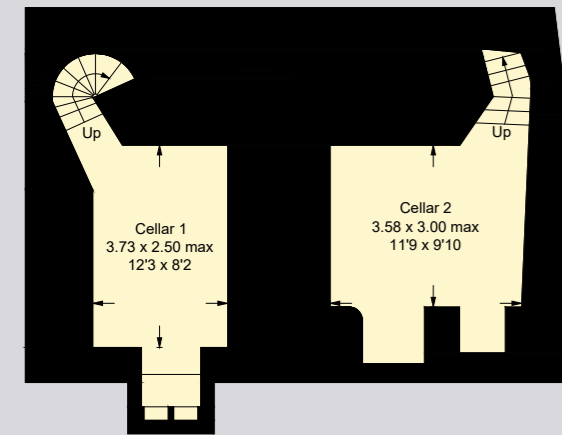
FLOOR PLAN

Approximate Gross Internal Floor Area

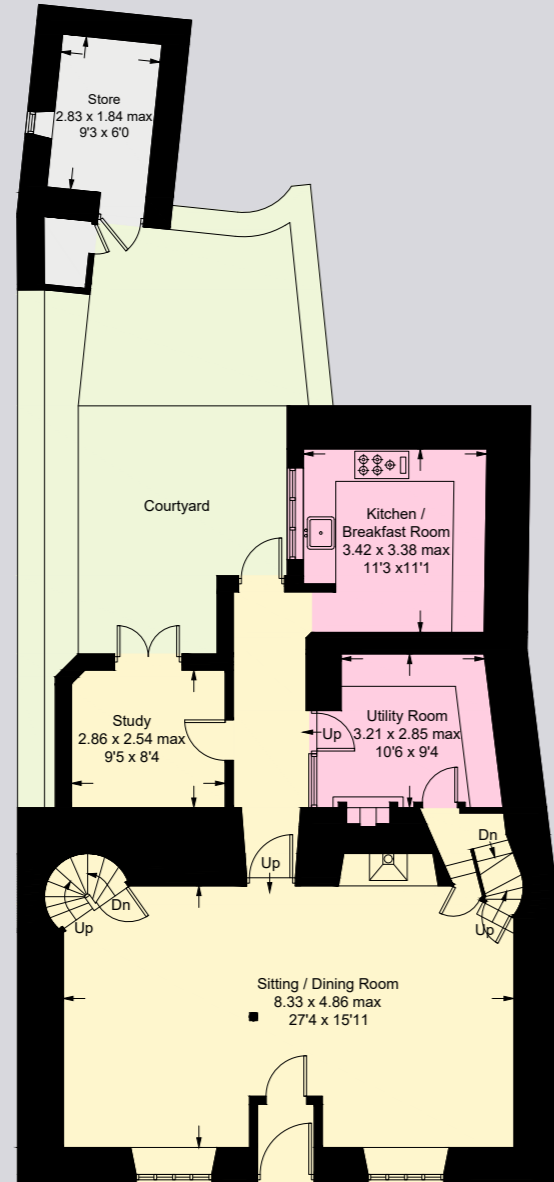
Main House: 208 sq m / 2,238 sq ft

Store: 5 sq m / 54 sq ft

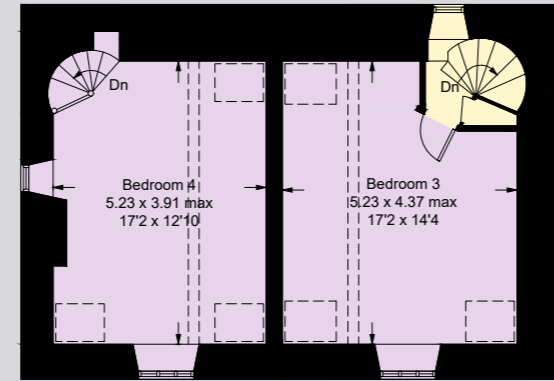
Total: 213 sq m / 2,292 sq ft



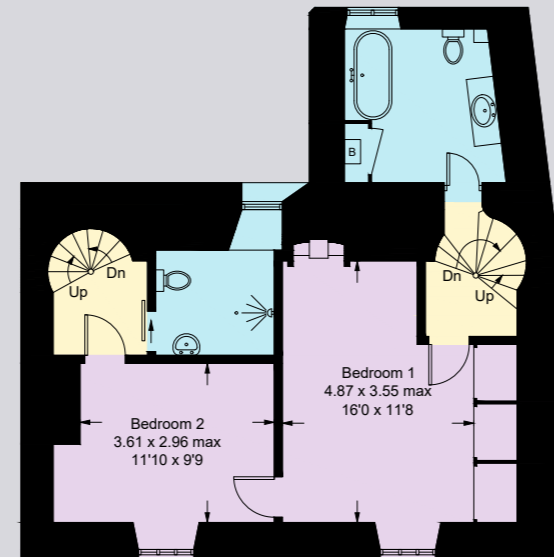
Cellar



Ground Floor



Second Floor



First Floor



PROPERTY INFORMATION

Gardens & Grounds

To the rear of the property is a pretty landscaped west facing Cotswold stone courtyard garden with a useful potting shed. The front of the property sits behind The Green which is lawned with a few pretty specimen trees.

Property Information

Services:

Mains water, electric and drainage. Gas heating.

Tenure:

Freehold

Local Authority:

Cotswold District Council

Council Tax:

Band F

EPC:

D

Postcode:

GL8 8DN

Guide Price

£1,050,000

What3Words:

///song.fewer.earliest

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is 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.



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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: October 2024. Photographs dated: October 2024. Capture Property 01225 667287.

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