



Barley Croft, Cutwell, Tetbury,
Gloucestershire, GL8 8DZ

Perry Bishop
and Chambers

the agent who keeps you informed

The Property

A beautifully situated and superbly appointed non-estate detached family house enjoying a delightful and tranquil setting with southerly views over the Cutwell Valley, and yet within a few minutes walking distance of the town centre of Tetbury.

The accommodation has recently been improved still further thanks to Internorm aluminium clad triple glazed windows and French doors, together with 13 solar panels fitted in the summer of 2013 – both helping enormously to increase the energy efficiency of the property and therefore the running costs.

Briefly the accommodation consists of entrance vestibule/office. This leads into the entrance hall with the staircase to the first floor. Off the hall is a very pleasant kitchen/dining room with a range of Shaker style units and the recently added French doors opening on to a delightful sun terrace. The utility room has an adjacent cloakroom. The exceptional lounge – originally designed as a lounge/diner - has windows to two aspects and a feature fireplace.

At first floor level, there are three well-proportioned double bedrooms, all of which have two fitted double wardrobes and rural views. The large family bathroom includes a separate shower cubicle and double sized airing cupboard.

The house is built of reconstituted Cotswold stone elevations under a matching concrete tiled roof and has a large garage/workshop together with split level gardens to the front, side and rear which includes a walled terrace at the foot of the rear garden next to a seasonal stream. The property features gas fired radiator central heating with a new boiler fitted in 2015, cavity wall insulation, wiring for hi-fi, four hot water solar thermal panels and fitted carpets.

EPC: B

Amenities

Tetbury 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 boasts an exciting range of shops and a 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 Preparatory School at Minchinhampton, together with popular state primary and secondary schools in and around Tetbury.

Directions

From our office in the centre of Tetbury, the house is easy to walk to. Proceed down Church Street, turn first right into Old Brewery Lane, right again into West Street and left at the end into Cutwell where Barley Croft will be seen on the right after a few yards. Number 2 is tucked behind Number 1.

Viewings

Strictly by appointment only – appointments to view should be made through our Tetbury Office – 01666 504418

Local Authority

Cotswold District Council

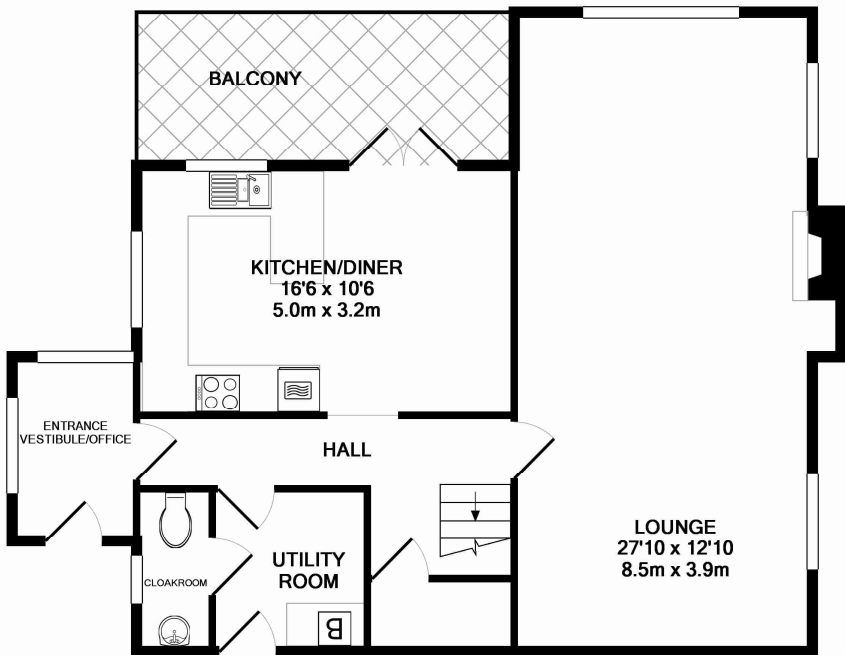
Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested - please contact us for further details. The above should be verified by your Solicitor or Surveyor

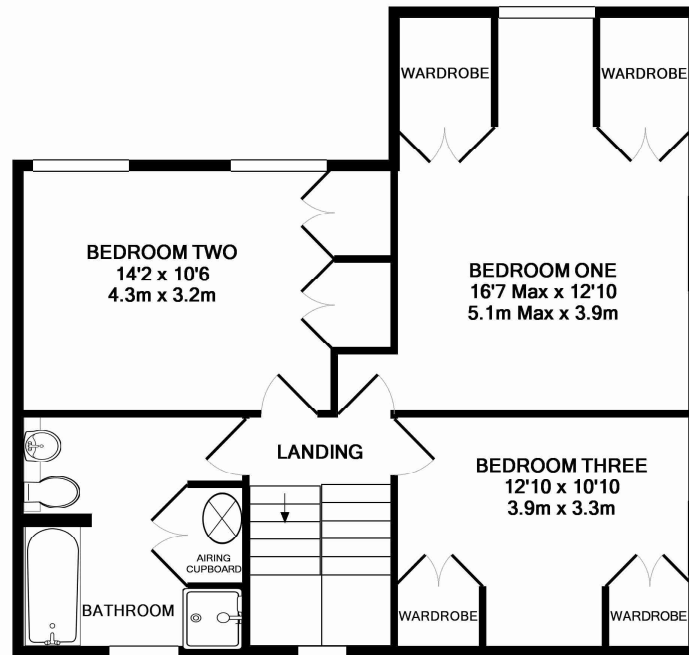
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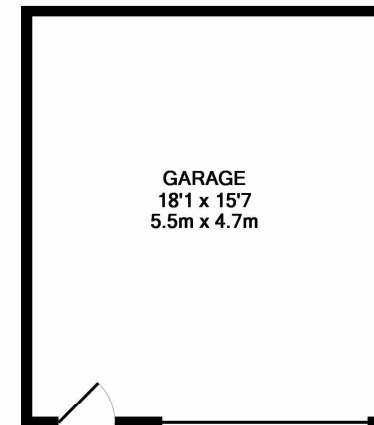




GROUND FLOOR



1ST FLOOR



GARAGE

TOTAL APPROX. FLOOR AREA 137.9 SQ.M. (1484 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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