13 Cherington · Tetbury

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13 Cherington
Tetbury
GL8 8SW

A rare opportunity to renovate a Cotswold Stone Cottage with good sized private garden in the charming and sought after village of Cherington.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £350,000

FEATURES

- Heart of Village
- Sought After Location
- Renovation Project
- West Facing Garden
- Quiet & Peaceful Location
- Planning Permission Granted
- Commutable to Bath & Bristol
- Close to Tetbury, Cirencester & Stroud
- Easy Access to London

DESCRIPTION

13 Chrerington is a charming cottage located in the very heart of Cherington opposite the main village green.

Located at the end of a terrace of three similar properties, with plenty of parking on the road directly outside, this cottage provides a blank canvas for renovation and modernisation. Planning permission had already been granted for improvements to the current layout.

Currently, an internal porch leads into the sitting/dining room which in turn leads through to the kitchen at the rear of the cottage. There is also a useful bootroom beyond the kitchen with direct access to the rear garden.

On the first floor is the first double bedroom and bathroom with a second double bedroom on the top floor.

The rear garden is west facing, level and mainly laid to lawn. Currently open to the neighbouring gardens and the allotments beyond, this space could easily be enclosed to provide privacy and security.

Cotswold District Council Planning Reference - 24/00488/LBC - Replace internal staircase and alter kitchen and bathroom layout. Alterations to fenestration

LOCATION

Cherington is a highly sought-after and unspoilt Cotswold village within the Cotswolds Area of Outstanding Natural Beauty. Centred around its charming village green, the village also boasts a village hall and a Grade I listed church dating back to the 13th century. Cherington offers a strong sense of community, with a variety of social events throughout the year, including the much-anticipated summer highlight — The Cherington Village Show.

Cherington is located just north of Tetbury, a popular and vibrant Cotswold market town renowned for its fine 17th and 18th century architecture. Historically known for it's wool market and, more recently, it's antique shops, Tetbury today offers an appealing mix of boutique and specialist retailers, along with cafes, an award-winning bakery, restaurants and bistros and a supermarket.

Close by are both the attractive market town of Cirencester providing a more extensive range of shops, including Waitrose, and Stroud which is well known for its award-winning Farmers' Market.

Cheltenham, famed for its horse racing, jazz and literary festivals, and Bath, a UNESCO World Heritage Site celebrated for its elegant Georgian architecture and Roman Baths, are both within an hour's drive.

Local recreational pursuits include the world-famous National Arboretum at Westonbirt which covers 600 acres and boasts one of the most varied specimen collections in Europe as well as some 17 miles of trails, golf at Minchinhampton Golf Club, Polo at Westonbirt or Cirencester Park, and a wide variety of water sports at the Cotswold Water Park. The village also enjoys access to numerous scenic country walks and lies along both the Macmillan Way and the Cotswold Cycle Way.

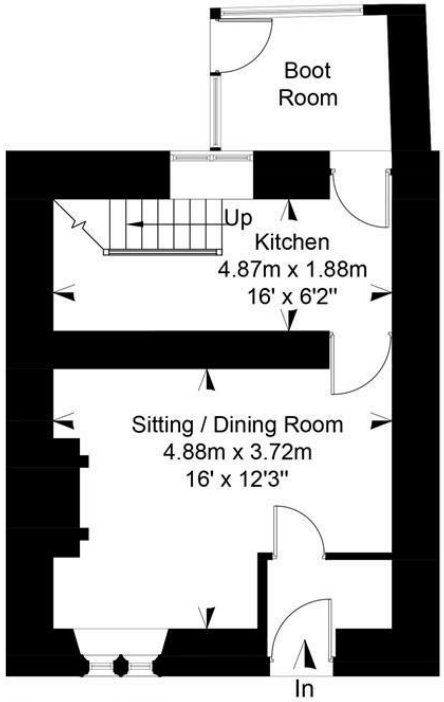
The village is superbly located. The M4 at Junction 17 provides easy access to London and Heathrow Airport to the east as well as Bristol, Bristol Airport and the M5 motorway to the west. Kemble or Chippenham provide direct trains to London Paddington.

DIRECTIONS

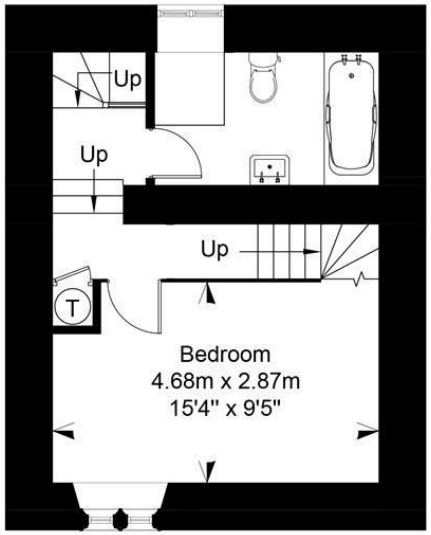
From the A419 at Jolly Nice Farmhouse take the turning signposted Rodmarton. After just under a mile turn right and follow the road for a further 2 miles. At the end turn right signposted Tetbury and/or Avening, continuing through the village of Cherington, where No.13 can be found on your right hand side just before the Former Drinking Fountain on The Green.

13, Cherington, Tetbury, Gloucestershire

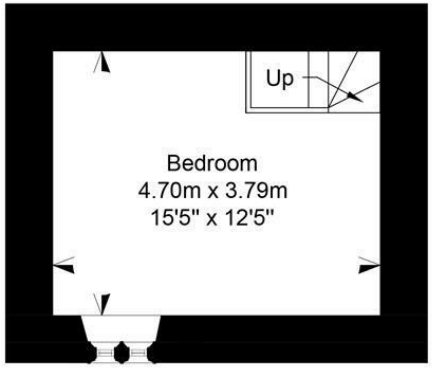
Approximate IPMS2 Floor Area
House 83 sq metres / 893 sq feet



Ground Floor



First Floor



Second Floor

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Job No SP3968
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
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SERVICES
Mains water, electricity and drainage are connected to the property. Electric heating. Cotswold District Council Tax Band C - £1,958.24. Ofcom checker: Broadband - standard 5 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334