



Cutwell Lodge
Tetbury, Gloucestershire

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Cutwell Lodge Tetbury, Gloucestershire, GL8 8DY

A well-proportioned detached period house, close to the centre of Tetbury and with good rural views.

Cirencester 11 miles, Malmesbury 5 miles,
Kemble Station 8 miles, Bath 25 miles

Dining hall | Drawing room | Kitchen | Cloakroom
3 Bedrooms | 2 Bathrooms (one en suite)
Study | Parking | Garden

The property

Cutwell Lodge comprises a detached mainly period cottage, 0.3 miles from the centre of Tetbury. The house has well-proportioned accommodation with the dining hall giving an immediate feeling of space. The drawing room is south facing and has French windows onto a terrace, from which there are lovely views over the Cutwell valley below. The kitchen is on the east side and has a back door. On the first floor the principal bedroom is a good size and has a bathroom en suite. There are two further bedrooms and a further bathroom and also a separate study.



Outside

To the side of the house double wooden gates open onto a gravelled parking area with a timber shed in one corner. There is a lawned garden to the front of the house and an attractive terrace on the south side.

Location

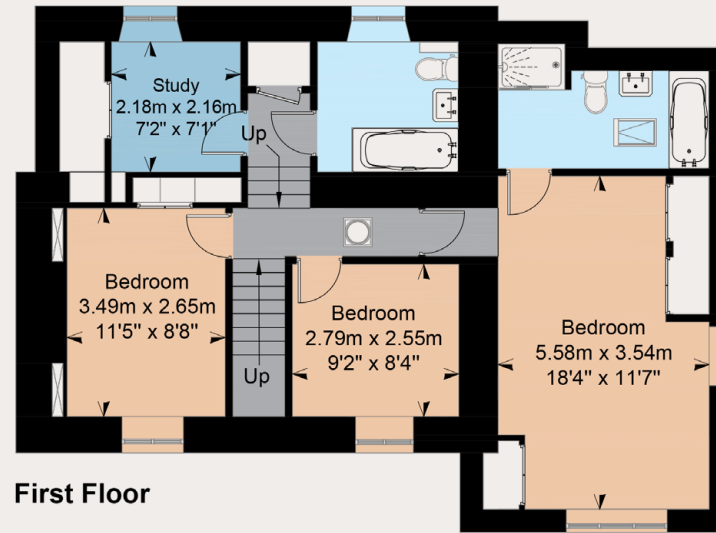
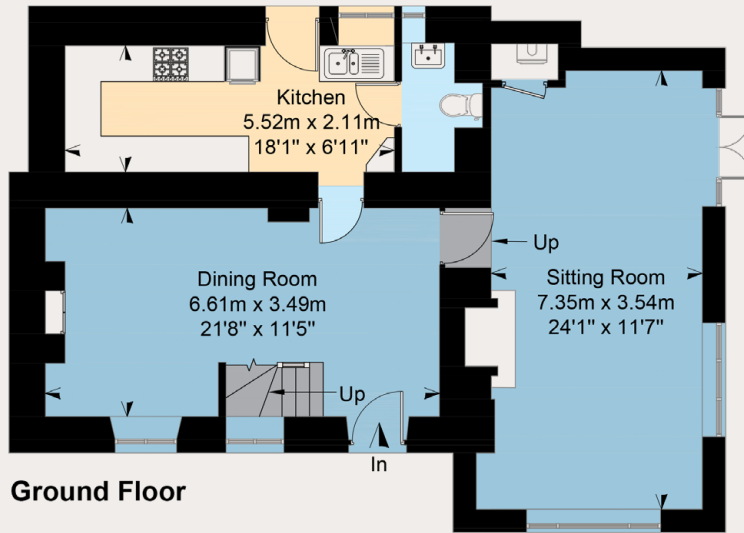
Tetbury is a traditional Cotswold market town with a wide range of charming period houses and cottages. It has a good range of shops from traditional suppliers such as a butcher, baker, chemist and supermarkets, as well as more specialist shops. There is also a good choice of restaurants. Local attractions include Westonbirt Arboretum and many equestrian events. The main regional centres include Bath, Bristol, Cheltenham and Gloucester, Kemble Station is 8 miles from which Paddington is about 70 minutes. Junction 17 of the M4 is about 9 miles.

Directions

Leave the centre of Tetbury on Charlton Road, the A4135, as for Dursley and Stroud. Pass the Fire Station on your left and ignore the left hand fork by a grass triangle. Cutwell Lodge will shortly be found on the left.



Floorplans
House internal area 1,561 sq ft (145 sq m)
For identification purposes only.



General

Local Authority: Cotswold District Council.

Services: Mains water, gas, drainage and electricity.

Planning: Cutwell Lodge is within the Tetbury Conservation Area.

Tenure: Freehold

Council Tax: Band F

EPC Rating: Band D

Guide Price: £625,000

Agent's Note: All garden ornaments, including the sun dial and stone bench, are not included in the sale.

Cirencester

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