

At Home

Summer Collection 2025



PerryBishop

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welcome...

As we move into the Summer months we appreciate even more how fortunate we are to live and work in the wonderful towns and villages of the South Cotswolds and West Oxfordshire.

2024 saw a recovery of the property market following a few turbulent post covid years with interest rates and mortgage rates reducing and the cost-of-living crisis with high inflation becoming far more under control. So far in 2025, the market has been especially active, partly due to stamp duty changes in April.

We have had the inevitable rush and competition for the most desirable properties which is continuing but house price inflation remains steady with activity offset by more choice for buyers with most areas having more property available and at a ten year high, therefore sellers need to price sensibly and ensure presentation is as good as possible to achieve the right result and a timely sale.

The competition to secure a suitable rental property is as challenging as ever, and this is likely to remain the case for the future as the industry navigates new legislation called the Renters Rights Act. This will no doubt settle, and we will adjust by helping navigate the correct path and advise our landlords accordingly, we have seen the inflation of rental prices reduce, though this may be balanced by some landlords exiting the market and therefore there is less choice and property availability.

Our Land and New Homes business continues to advise on development sites and large gardens that have potential development, and we have a great selection of new homes on the market and more coming through the rest of this year. If you think you have land or extra garden that may be suitable, we can help.

Our solution to a less complicated and speedier, more certain house move is called 'Move Ready'. This is a legal pack that we produce so the buyer is fully informed with upfront information to reduce the transaction time significantly and ensure that we find the right buyer that is suitable for your home. We have been busy and also launched Perry Bishop Financial Services to provide a quality mortgage and financial services service to Perry Bishop clients and buyers and ensure the high standards that we set for our company extend to this new service.

A significant trend we saw last year has continued into 2025 with the largest percentage of movers being downsizers closely followed by those moving nearer to family, we are pleased to see more people now moving for a larger property as mortgage rates reduce, a trend we expect to see continuing with increased momentum.

We look forward to helping your move to the next chapter of your life.



Phillip Bishop
Managing Director

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we've got you *covered*

Looking to sell in Gloucestershire, Oxfordshire or Wiltshire?

CHELTENHAM

140 Bath Road, Cheltenham
Gloucestershire GL53 7NG

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cheltenham@perrybishop.co.uk

CHIPPENHAM

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FARINGDON

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Oxfordshire SN7 7HP

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LECKHAMPTON

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Gloucestershire GL5 2AG

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TETBURY

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tetbury@perrybishop.co.uk



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Interesting Property Market Facts:

Cheltenham offers a diverse range of properties, from elegant Regency townhouses to modern family homes. With its prime location and renowned charm, it's an ideal spot for buyers seeking both character and convenience.

1. Regency Homes in High Demand:

Cheltenham's Regency properties are highly sought after by buyers looking for classic British elegance. These beautiful homes, many with period features, are a major draw for both local and international buyers.

2. Desirable Suburbs:

Areas like Leckhampton and The Montpellier district are not only known for its chic boutiques and vibrant café culture – they are one of the most sought-after areas for property in the town. With elegant Georgian terraces and leafy streets, they offer luxury living right in the heart of the town.

3. Top Schools:

Cheltenham is known for its prestigious schools, including Cheltenham Ladies' College and Dean Close School, which make the town a prime location for families seeking excellent educational opportunities for their children.

4. Cheltenham's Rental Market is in High Demand:

Thanks to its thriving festivals, renowned schools and strong commuter links, Cheltenham consistently sees high demand in the rental sector which makes it a hotspot for savvy buy-to-let investors.

5. Cheltenham's Elegant Homes have Spa Origins:

Cheltenham's popularity as a spa destination began in the 18th Century after the discovery of mineral-rich spring waters. This led to the creation of many of the grand Regency-style homes, originally built to host visitors seeking the town's health benefits.



140 Bath Road,
Cheltenham, GL53 7NG

For Cheltenham properties:
01242 246980

For Leckhampton properties:
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E: cheltenham@perrybishop.co.uk

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ABOUT CENTRAL SURVEYING

Central Surveying provides professional surveying and property consultancy services for residential and commercial clients in the South West and London.

With offices in Cirencester, Gloucestershire and Knightsbridge, central London, we work across all aspects of the sector, including providing specialist surveys for stone-built period properties typical throughout the Cotswolds, as well as high value houses and leasehold flats in central London.

"There is hardly anything in the world that some man cannot make a little worse and sell a little cheaper. Quality is never an accident. It is always the result of intelligent effort"

*John Ruskin
(1819-1900)*

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Leckhampton

SOLD

Detached period home nestled in one of Cheltenham's premier addresses offering spacious and versatile accommodation.
Less than ¼ mile from the Bath Road
Stunning kitchen/dining room • Ample off road parking
Delightful gardens • EPC - C

Leckhampton: 01242 246982



Leckhampton

Offers in Excess of £850,000

Located on this most popular tree-lined road set in large southerly facing gardens with fine open views over countryside.
Many character features • Close to excellent amenities & schools
Exceptional open plan living space • Garage & off road parking
EPC - D

Leckhampton: 01242 246982



Little Witcombe

Asking Price £600,000

A substantial character property forming part of an imposing Grade II listed Georgian Manor House within an outstanding area of natural beauty.
Far reaching Cotswold views • Three bedrooms • Gardens
Off street parking • EPC - Exempt

Cheltenham: 01242 246980



Tivoli

Asking Price £500,000

Nestled in the heart of Tivoli, this attractive property is situated within a short stroll of Montpellier, Tivoli Parade & Bath Road shops.
Sought after area • Two bedrooms • Sun terrace
Garage & driveway with EV charger • EPC - B

Cheltenham: 01242 246980



Cheltenham Guide Price £750,000

Cheltenham: 01242 246980

Charming detached farmhouse built in the 1920's with stunning views of the picturesque Cotswold countryside requiring refurbishment..

**Superb location • Garden set in 0.89 acres • Three bedrooms
Triple garage • EPC - D**



Charlton Kings Asking Price £735,000

Cheltenham: 01242 246980

Spacious and beautifully presented semi detached home situated on a sought after tree-lined road close to local amenities.

**Open-plan kitchen & dining • Beautifully landscaped gardens
Workshop/studio • Off road parking • EPC - C**



Meet *Abigail Sutcliffe* Personal Agent in Cheltenham



Having grown up in North Gloucestershire, she began her career in lettings in 2010 before moving into sales, where she developed a broad and in-depth understanding of the property market.

For her, property is more than just a profession—it's a true passion. Alongside her husband, she has renovated several homes over the years, giving her valuable hands-on experience that benefits her clients today.

Family is central to her life, and outside of work, she enjoys spending time with her two boys and embracing all that the beautiful local area has to offer.

With a genuine passion for property and a wealth of experience, Abigail offers a tailored, hands-on approach to every transaction. From initial valuation to completion, she will be your dedicated point of contact, ensuring a smooth and professional experience throughout.

It's all part of our commitment to Property Made Personal.

We're delighted to introduce Abigail Sutcliffe, our Personal Agent, who will be personally handling a select portfolio of homes.

Property made Personal

At Perry Bishop, we're proud to offer a premium, bespoke service tailored to each client's unique needs.

For a carefully selected portfolio of our most prestigious homes, Abigail Sutcliffe, our dedicated Personal Agent, provides a one-to-one service from start to finish—offering clear, consistent communication, expert insight, and a relationship built on trust.

It's this personal approach that sets us apart and delivers the results you deserve. Abigail will manage every detail of your move – no handovers, no confusion – ensuring a seamless and stress-free experience from start to finish.



Get in touch with Abigail today to arrange a free, no-obligation valuation and discover the difference a truly personal service can make.

Telephone: 07814731168

Email: abigailsutcliffe@perrybishop.co.uk



cirencester & fairford

Interesting Property Market Facts:

Cirencester, often called the Capital of the Cotswolds, is steeped in history and full of character—but it's not just about Roman roads and honey-stone buildings. From hidden quirks in period homes to charming neighbourhood legends, the local property scene has plenty of fascinating and fun facts to uncover. Whether you're a homeowner, house-hunter, or just love the Cotswold charm, here are some property nuggets that might surprise you!

1. Period Charm is the New Property Gold:

In Cirencester, history isn't just found in the museums—it's woven into the very fabric of its homes. From elegant Georgian townhouses to honey-hued Cotswold stone cottages, these character-filled properties are consistently sought after. With timeless appeal and architectural beauty, they're a favourite for buyers looking to own a slice of local heritage.

2. Best of Both Worlds:

Cirencester's prime Cotswold spot offers all the rural charm you'd expect—think rolling hills and market town magic—while still keeping Cheltenham and Bristol within easy reach. Perfect for those who want countryside calm without losing touch with city buzz.

3. A Garden Town at Heart:

With its blend of historic homes and green spaces, Cirencester offers the perfect balance of town and country. The nearby Cirencester Park (part of the Bathurst Estate) is one of the largest privately-owned parks in the country.

4. Strong Rental Market:

The local rental market is also thriving, thanks to the student population from the Royal Agricultural University and professionals moving to the area.

5. Cirencester's homes don't just have charm:

They come with stories. From whispers of secret tunnels beneath historic townhouses to tales of Roman artefacts unearthed during garden renovations, the town is alive with neighbourhood legends. Some locals even say certain homes in the Abbey Grounds are built on ancient Roman roads—still visible in some cellars today!



2 Silver Street,
Cirencester,
GL7 2BL

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Cirencester

Guide Price £985,000

Cirencester: 01285 655355

Set in landscaped gardens overlooking woodland and situated in one of Cirencester's most sought after locations
1930's detached house • Modern kitchen/dining room • Three bedrooms
Within 0.5 mile from town centre • EPC – D



Kempsford

Offers in Excess of £675,000

Cirencester: 01285 655355

A stunning detached stone barn conversion set within a private close of four similar barn conversions.
CHAIN FREE
Full of charm & character • Four bedrooms • Double garage & parking
EPC – D



Woodmancote

Guide Price £595,000

Cirencester: 01285 655355

Stunning modern detached family home offering a perfect blend of contemporary living and rural charm.

NO ONWARD CHAIN • Individually designed house
Three bedrooms (originally four)
Recently fitted kitchen/dining room • EPC – D



Cirencester

Offers in Excess of £500,000

Cirencester: 01285 655355

A beautifully presented and renovated family home nestling at the end of this select cul-de-sac on the fringes of the town.

Full renovation just completed • Newly fitted kitchen & bathrooms
Three to four bedrooms • Garage & off street parking • EPC – C



Cirencester

Asking Price £550,000

Cirencester: 01285 655355

Substantially proportioned Edwardian family home situated within half a mile from the town centre.

Much retained character • Four double bedrooms
Off street parking • Courtyard garden • EPC – D



Daglingworth

Guide Price £425,000

Cirencester: 01285 655355

Beautiful stone built cottage enjoying a most wonderful position in this popular Cotswold Village.

Grade II listed • Backing onto farmland • Well fitted kitchen
Two bedrooms & dressing area • EPC - Exempt





Mortgage Services

We understand that buying a home or arranging a remortgage can be a complex and sometimes overwhelming process, that's why we offer an in-house Mortgage and Financial Services Department to support you every step of the way.

Every client's financial situation is unique and we will work closely with you to understand your goals and tailor our services to meet your specific needs, ensuring you receive the best possible advice and support.

Our advisors have access to the whole of the market, we are here to help you navigate the mortgage landscape and find the best deals tailored to your specific needs.

With thousands of mortgage products available, we will ensure we find the one that's right for you whether you are a first-time-buyer, looking to remortgage, purchasing a buy-to-let property, refinancing your mortgage or moving to a larger family home and needing to increase your mortgage, we are here to help.

Additionally, our mortgage services are available even if you're not moving with Perry Bishop.

Meet Sarah Elliott

Sarah has been working in financial services since 2008, first working in the banking sector and then moving on to become a mortgage broker. Sarah prides herself on her knowledge of the mortgage market and strives to provide an excellent service, whether her clients are first time buyers or experienced property investors.

Sarah lives in Wotton-under-Edge and loves to spend time with her 3 children and 2 dogs, visiting new places and trying out new restaurants.



Sarah Elliott

Telephone: 07484 424910

Email: mortgages@perrybishop.co.uk



There may be a fee for arranging a mortgage and the precise amount will depend on your circumstances. This will typically be £350 on mortgage offer. Your home may be repossessed if you do not keep up repayments on your mortgage. Perry Bishop Financial Services Ltd is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority.



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Interesting Property Market Facts:

Nestled between Oxford and Swindon, Faringdon is a charming market town brimming with history and eccentricity. Known for its connection to Lord Berners—the famously eccentric aristocrat who once dyed pigeons in pastel colours—Faringdon balances old-English charm with a playful personality. But beyond its quirks, the property market here holds some fascinating little secrets...

1. The Town That Switched Counties (and kept a Wiltshire Postcode):

Faringdon used to be part of Berkshire until the 1974 local government boundary changes moved it into Oxfordshire. Despite the shift, it still has an SN postcode—typically associated with Swindon in Wiltshire! This odd quirk can throw people off, especially newcomers and delivery drivers.

2. A Town with a Taste for the Unusual:

Faringdon's penchant for the quirky isn't limited to its buildings. The town embraces its unique character through colourful F.U.N. signs, the 140 ft Folly Tower Lord Berners had erected on Folly Hill, and the legacy of his whimsical endeavours, making it a locale rich in personality and charm.

3. Secret Passages and Georgian Surprises:

Many of Faringdon's Georgian and Victorian-era homes hide quirky features behind their historic facades—like priest holes, servant staircases, or even rumoured smuggling tunnels (likely local lore, but fun to imagine!). Some older cottages in the town centre still have original bread ovens, timber beams made from decommissioned ships, and “witch marks” carved into stonework to ward off evil spirits.

4. Live like Lord Berners...in a flat!

Part of the Grade I listed Palladian Faringdon House has been sympathetically subdivided into private apartments—so you can own a flat in the very rooms once adorned by Lord Berners' joke book notices and vibrant pigeon parades,

complete with elegant stucco ceilings and shared use of the grand entrance hall

5. Growing Popularity:

Faringdon's property market has seen steady growth over the past few years, as more people seek homes in the countryside. It offers a blend of rural charm and modern conveniences, drawing interest from buyers across the region.



16 Market Place,
Faringdon,
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Faringdon

Guide Price £950,000

Faringdon: 01367 240356

A truly exceptional family home situated on a sizeable plot and offering a wealth of period features.

**Set in 0.3 acres • Five bedrooms • Detached double garage
Ample parking for multiple vehicles • EPC – D**



Buckland

Guide Price £950,000

Faringdon: 01367 240356

A wonderful family home situated on the edge of this well placed village surrounded on two sides by woodland, creating a tranquil and private setting.

**Fabulous kitchen/dining/family room • Four/five bedrooms
Private & sunny garden • Ample driveway parking • EPC – C**



Faringdon

Asking Price £865,000
Faringdon: 01367 240356

Impressive five bedroom home located within this desirable road with views over Folly Tower and the Ridgeway.
**NO ONWARD CHAIN • Spacious re-fitted kitchen/breakfast room
Private garden • Extended double garage • EPC – C**



Shrivenham

Asking Price £500,000

Faringdon: 01367 240356

Deceptively spacious two bedroom Grade II listed cottage situated on the edge of this well placed village with enclosed private rear garden
**NO ONWARD CHAIN • Good sized kitchen/breakfast room
Two further receptions • Ample driveway parking
EPC – Exempt**



Alvescot Asking Price £325,000

Faringdon: 01367 240356

This delightful, unusual and quirky period property is extremely deceptive in size and should be viewed to be fully appreciated.
Fascinating & flexible interior layout • Wood burner in sitting room
Large courtyard gardens • Garage with off road parking • EPC – F



Shrivenham Offers Over £500,000

Faringdon: 01367 240356

A fantastic semi-detached house with four well proportioned bedrooms and extended by the current owners with large private gardens
Excellent range of reception rooms • Sitting room with log burner
Well fitted kitchen • Gated driveway parking • EPC – C

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Interesting Property Market Facts:

Nailsworth may look like your quintessential Cotswold market town, but its property scene is full of delightful surprises—from medieval mills turned into hip apartments to secret eco tours inside private heritage homes. Here are five quirky facts about buying, living in or simply nosing around properties in Nailsworth:

1. The UK’s densest water wheel neighbourhood:

With more working water wheels per square mile than anywhere else in Britain, Nailsworth’s mill trail isn’t just a scenic walk—it’s a “wheely” unique address. Many of those old woollen mills have been reborn as character filled homes and flats, complete with original wheel pits and mill races running beneath your living room

2. Sleep among 14th century stonework at Egypt Mill:

Egypt Mill is a Grade II listed former cloth mill whose oldest sections date back to the 1300s. Today it operates as a hotel/restaurant/event venue, where guests can stay in rooms that still bear medieval masonry—and dine under the same beams that once supported giant drying racks for wool cloth.

3. Heritage Open Day’s private eco tours:

Each September, Nailsworth’s Heritage Open Day lets you peer inside buildings rarely open to the public—including Holcombe House, a Grade II listed 18th century residence. One year, the owner hosted “Reducing the Carbon Footprint of a Heritage Property,” guiding visitors through retrofitted insulation hidden behind Jacobean fireplaces and ancient oak beams.

4. Nailsworth’s appeal lies in its rich blend of history and architectural character:

Once a bustling hub for the wool trade, the town is dotted with quirky weavers’ cottages and converted mills that tell tales of its industrious past. Stone buildings with honey-hued facades climb the steep valleys, while hidden alleyways and unexpected follies—like the relocated bee shelter—add layers

of curiosity. From medieval mills to eccentric stonework, Nailsworth wears its heritage with a gentle, whimsical charm.

5. Its historic charm also embraces contemporary living:

Whilst celebrated for its historic charm, it also welcomes modern living through carefully designed new builds. These contemporary homes often blend seamlessly with the town’s traditional architecture, offering spacious layouts, eco-friendly features, and a thoughtful nod to the surrounding Cotswold aesthetic. It’s this balance of old and new that keeps Nailsworth vibrant and appealing to a new generation of homeowners.



4 Fountain Street,
Nailsworth,
GL6 0BL
01453 836736

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Purton Guide Price £950,000

Nailsworth: 01453 836736

Nestled in this tranquil village setting this modern property boasts a bright & spacious interior immaculately presented with beautiful views.
**Sought after location • Flexible living accommodation
Four to five bedrooms • Well maintained gardens • EPC – D**



Pitchcombe Guide Price £820,000

Nailsworth: 01453 836736

Well maintained and beautifully presented detached house nestled in this picturesque sought after location with far reaching views.
**Four bedrooms • Outside gym/entertaining room • Swimming pool
Garage & ample parking • EPC – E**



Amberley SSTC

Nailsworth: 01453 836736

A charming and spacious period semi-detached house located within this charming village set in landscaped gardens.

**CHAIN FREE • Far reaching views • Six bedrooms • Double garage
EPC - E**



Nailsworth Guide Price £875,000

Nailsworth: 01453 836736

Well presented detached house within this desirable location with far reaching views.

**Five bedrooms • Many character features • Good size gardens
Garage • Parking • EPC - D**

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Burleigh Guide Price £750,000

Nailsworth: 01453 836736

Detached Cotswold stone cottage tucked away in this elevated position backing onto the Common.

Chain free • Immaculately presented • Far reaching views
Three bedrooms • Double garage • EPC E



Pitchcombe Guide Price £1,325,000

Nailsworth: 01453 836736

Enjoying a uniquely elevated position with striking views over the Painswick Valley, this seven bedroom period home is the rarest of finds and must be seen.

Fully renovated & immaculately presented • Character features
Flexible & spacious living accommodation • Well maintained gardens
EPC - D



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Interesting Property Market Facts:

Stroud's property scene is as eclectic as its community—think hillside homes, artist-renovated cottages, and eco-builds with turf roofs. These quirks reflect Stroud's unique blend of natural beauty, eco-conscious living, and a vibrant arts community, making it a truly special place to live or invest in property.

1. Eco-Friendly Properties:

Stroud's eco-conscious residents have led to a rise in demand for sustainable housing. Many properties feature environmentally friendly designs, with solar panels, energy-efficient systems, and green architecture gaining popularity.

2. Steep Streets, Steeper Views:

Many homes in Stroud are built on sharply sloping hillsides, meaning some properties have entrances on different levels at the front and back—like owning a split-level home without trying.

3. Diverse Property Market:

The property market in Stroud is diverse, ranging from period homes and cottages in the surrounding villages to more contemporary homes and modern apartments within the town itself. The area is known for its unique character properties.

4. DIY Chic Everywhere:

Stroud has a big community of artists and makers, and that creative energy spills into homes. It's not unusual to find bespoke staircases, handmade kitchens, or murals on living room walls in even the most modest terraced house

5. Strong Buy-to-Let Market:

Stroud's popularity with young professionals and families has driven strong demand for rental properties, making it an attractive location for buy-to-let investors.



5 London Road,
Stroud,
GL5 2AG
01453 762306

E: stroudvalleys@perrybishop.co.uk



Pitchcombe

Asking Price £985,000

Stroud: 01453 762306

Situated on the outskirts of this picturesque village offering the perfect blend of luxury and tranquility.

**CHAIN FREE • 0.25 acre plot • Superb views • Garage & parking
EPC – D**



Stonehouse

Offers Over £800,000

Stroud: 01453 762306

A stunning period detached house within this delightful village overlooking fields and countryside.

**Spacious & versatile living accommodation
Substantial gardens • 5 double bedrooms • Garage/workshop
EPC – D**



Stroud

Asking Price £450,000

Stroud: 01453 762306

Situated within an elevated cul-de-sac location with beautiful views across Stroud and countryside beyond.

**Contemporary finishing throughout • Three bedrooms
Garage & parking • Well maintained gardens • EPC – C**



Leonard Stanley

Asking Price £335,000

Stroud: 01453 762306

Contemporary semi-detached house nestled within this picturesque village setting offering a blend of style and practicality throughout.

**Three bedrooms • South facing gardens
Garden room/office/studio/gym • Off road parking • EPC – B**



Uplands

Offers Over £425,000

Stroud: 01453 762306



Situated within this well-placed location and offering spacious and well-presented accommodation with easy access to countryside walks and the town centre.

**Three bedrooms • Well fitted kitchen/breakfast room
Off road parking • Attractive enclosed rear garden • EPC – D**



Ebley

Asking Price £225,000

Stroud: 01453 762306

Charming two bedroom apartment situated less than 100 m from Stroud Water Canal offering a blend of convenience and comfort.

**CHAIN FREE • Great central location • Off street parking
Large basement storage area • EPC – B**





Interesting Property Market Facts:

A Town of Regal Charm and Whimsical Walls famed for its royal connections, antique shops, and honey hued Georgian architecture, Tetbury is anything but dull. Its property market is a delightful mix of aristocratic grandeur, eccentric refurbishments, and secret stories embedded in centuries-old stonework. From sheep markets under grand halls to rooftop gardens hidden above high streets, here are some quirky facts about its properties:

1. Wool Merchant Homes with Fake Windows:

Like many 18th-century homes across the UK, Tetbury's wealthier Georgian properties often have fake windows—bricked-up recesses created to dodge the infamous Window Tax. You'll spot them if you look closely along The Chipping.

2. You could technically live next to the King:

With Highgrove House just outside the town, some homes in Tetbury are within royal earshot—especially during garden party season. Locals have been known to spot the King picking up organic wine from town.

3. Many roofs hide secret “lantern” rooms:

Georgian homes in Tetbury sometimes include lantern-style skylight rooms—tiny glass-topped attic nooks originally used for reading or textile work, now turned into home offices or peaceful hideaways with killer views.

4. Several homes contain royal memorabilia—built in:

During the Victorian era, it was common in Tetbury to embed commemorative ceramics, busts, or plates into hearths and mantels. Some homes still have these charming nods to Queen Victoria or Edward VII baked into their original features

5. Thriving Rental Market:

With its affluent appeal and strong ties to the royal family, Tetbury's rental market thrives, especially among professionals and families looking for a base in the area. It's also attractive to those seeking holiday rentals.



3 Church Street,
Tetbury, Gloucestershire,
GL8 8JG

01666 504418

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Charlton

Asking Price £1,300,000

Tetbury: 01666 504418

Stunning four bedroom Eco-barn set within the Wiltshire countryside, this south facing barn has fabulous views over fields.
Open plan hand painted kitchen, sitting, dining room
Automatic lighting in corridors & cloakroom • Air source heat pump
Double garage with home office • EPC – C



Tetbury

Offers Over £900,000

Tetbury: 01666 504418

A beautifully designed Eco home situated in this sought after location a short stroll from the town centre.
High quality finish throughout • Over 30' kitchen, diner, sitting room
Attractive low maintenance garden • Single garage and parking
EPC – B



Malmesbury

Asking Price £850,000

Tetbury: 01666 504418

Delightful period home dating back to 1890 with plenty of quirky details throughout set in attractive well stocked gardens.
Four bedrooms • Two receptions with bay windows
Barn with plenty of potential to convert • Ample off road parking
EPC – F



Tetbury

Asking Price £800,000

Tetbury: 01666 504418

A charming and inviting Grade II listed townhouse within the heart of the town with many exquisite features and period touches.
NO ONWARD CHAIN
Five bedrooms • Walled courtyard garden • Parking for two cars
EPC – Exempt



Tetbury

Asking Price £425,000

Tetbury: 01666 504418

A delightful Grade I listed Cotswold stone cottage, sitting within the heart of Tetbury, close to the Chipping Steps.
NO ONWARD CHAIN • Three bedrooms
Recently decorated throughout • Courtyard garden to the front
EPC - D



Avening

Offers Over £595,000

Tetbury: 01666 504418

A Period two bedroom semi-detached cottage nestled on the edge of this stunning village, lovingly and tastefully restored.
Two good sized bedrooms • Three receptions, two with log burners
Garden Room with storage • South facing gardens • EPC - E

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Don't let insurance get in the way of purchasing your dream property

In our experience, buyers often leave insurance to the last minute when purchasing a new home, as they assume arranging it will be easy. And often, they aren't aware that risk typically passes at the exchange of contracts, and this is when insurance should be in place. There are also all sorts of things that can trip you up and leave you without the right level of cover that you need, when you need it.

Cover at point of exchange

There are lots of potential insurance complications that can derail what seems like a straightforward sale, from a non-standard property to a property with an adverse prior history of subsidence or flooding, to an indemnity issue causing problems. And if you can't find cover, it may adversely affect the property purchase.

By speaking to a specialist insurance broker like Howden as early as possible in the buying process, you can make sure that insurance is not a barrier to purchase and that you're all set to go on the date of exchange.

Contents insurance

One thing that is easy to overlook is your contents insurance during the move. Most policies will provide some level of cover but there could be limits, such as restricting the total value of items covered or what is covered – for example jewellery might be excluded. There may also be a time limit or complete exclusion for contents being kept in storage.

Alternatively, if you're using a removals company you may be tempted to rely on their cover. However, check the small print as it may be limited, and should you wish to top up, it could prove expensive.

Planned building works

If you're planning to renovate, convert or extend your new property, remember to let your insurance company know. Insurance policies have a building works condition written into the wording, and if you break this condition, you could find yourself without any cover. Larger scale works, especially if you're not living at the property, may require an additional specialist policy.

Building works insurance can be a minefield and it's easy to find yourself lost in a myriad of terms and conditions. That's why you should speak to a specialist broker like Howden. We'll translate policy

wordings, explain any detail you might be unsure of and, most importantly, make sure that you have the right level of cover in place.

Remember that once you've finished the works, you'll need to review your sums insured. Failure to increase them upon completion of the building work could result in your home being significantly underinsured.

Insurance with Howden

Providing advice is at the heart of everything we do, so we always offer clear, sensible and independent advice about what our clients should insure and how, so you can be confident in the event of a claim.

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Welcome to Perry Bishop's *Lettings & Management Service*

As we step into summer, the lettings market is as vibrant as ever. Longer days and warmer weather mean more tenants are out looking for their next home, while landlords can take advantage of an ideal time to refresh their rental properties and attract quality tenants.

At Perry Bishop, we know that great property management is about much more than just ensuring rent is paid on time. It's about creating lasting, positive relationships between landlords and tenants, ensuring properties are maintained to the highest standards, and providing responsive support when it's needed most. Our expert team is here to make the process as smooth and stress-free as possible, no matter the type of property or location.

With demand for high-quality rentals still on the rise, now is the perfect time to ensure your property stands out. At

Perry Bishop, we offer comprehensive property management services tailored to your needs, so you can enjoy peace of mind and maximise the potential of your investment.

In today's ever-evolving rental landscape, it's crucial to stay on top of changing legislation. Our team is fully knowledgeable about all current legal requirements and upcoming changes, including the Renters' Rights Bill, ensuring that both landlords and tenants are fully informed and compliant.

Reach the right tenants in the right places and command the best rent. Our superior marketing service – comprising professional photography, video tour and floorplan – ensures your property stands out from the crowd. We reach out to our large tenant database and your property will be listed on all the major property portals, our website and social media platforms.



Cheltenham LET AGREED

Telephone: 01242 246980 – Option 2

Spacious one bedroom apartment in sought after Lansdown area of Cheltenham. Available immediately.

**Period features • Well fitted kitchen
Dressing room/home office • Communal gardens
EPC – D**



Tetbury £1,100 pcm

Telephone: 01666 504418 – Option 2

A charming, modern first floor maisonette located close to the town centre in excellent condition throughout.

**Furnished • Well fitted kitchen • Two bedrooms
Resident parking • EPC – C**



Tetbury £1,750 pcm

Telephone: 01666 504418 – Option 2

Stunning duplex apartment within a fabulous over 60's complex with communal facilities to include an open air swimming pool & indoor spa pool.

**Stylish apartment with balcony overlooking the green
Well fitted open plan kitchen
Parking adjacent to apartment • EPC – B**



Cirencester LET AGREED

Telephone 01367 240356 – Option 2

A stunning and immaculate end of terraced home within this new development of sustainable homes.

**Air source heat pump • Three bedrooms
Driveway with parking • Gardens • EPC – A**



Cirencester To Let £1,200 pcm

Telephone: 01285 655355 – Option 3

Offering spacious, light and airy accommodation within this desirable residential area within convenient walking distance of the Abbey Grounds & Town Centre.

**Ground floor apartment • Fully fitted kitchen
Two double bedrooms • Garage • EPC –**



Faringdon To Let £1,200 pcm

Telephone: 01367 240356 – Option 2



A modern top floor apartment situated on the outskirts of Faringdon overlooking a green.

**Well presented throughout • Open plan kitchen/living/dining
One bedroom • Off road parking • EPC – B**

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Do you own land with development potential?

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Guide Price £850,000

Telephone 01285 646770

An exceptional opportunity to acquire a residential development site with full planning permission for the creation of five dwellings.



Cheltenham

Asking Price £1,450,000

Telephone 01285 646770

Nestled in the heart of Cheltenham's Bath Parade, currently operating as a successful B & B, this substantial period property offers a range of exciting possibilities, subject to planning.



Tetbury

Guide Price £497,500

Telephone 01666 333149

A Grade II listed Georgian townhouse with development potential stands proudly in Tetbury's iconic Market Place. Measuring nearly 3,000 sq ft and retaining many features.



Andover

Guide Price £395,000

Telephone 01285 646770

A 1950's Methodist Church with attached School rooms and car park. The building has been kept in excellent condition and can be utilised for a lot of different opportunities.



2, 3 and 4 bedroom zero carbon homes starting from £295,000

Showhome launching July 2025

Tetbury

The Limes is a stylish and contemporary development of 45 zero carbon homes within walking distance of Tetbury town centre.

Offering a mix of 2 bedroom coach houses, plus 2, 3 and 4 bedroom homes in a variety of contemporary house styles. All enjoying high quality specification in addition to the many "climate considerate" features included by Newland Homes throughout the development.

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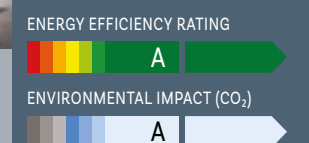
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