

Boxwood Close, Kingscote, Tetbury, Gloucestershire, GL8 8YR



Sought after location • Quiet position • Immaculately presented • Beautifully landscaped garden
• Studio/office • Parking • Garage • EPC TBC

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Kingscote, Tetbury, Gloucestershire, GL8 8YR

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Impeccably presented and charming, this delightful terraced house is nestled in the heart of a picturesque village. Boasting three bedrooms, this property exudes a homely and peaceful ambiance, perfect for those seeking a comfortable and tranquil living space.

The interior of the house is clean and well-maintained, offering a welcoming atmosphere throughout. The property features a lovely garden, ideal for outdoor relaxation, as well as a patio for al fresco dining. Additional benefits include off-street parking a garage and studio/office, ensuring convenience for residents.

The property also benefits from bespoke solid shutters and Plantation shutters, bespoke shelving and cupboards in the sitting room, and new aluminum double-glazed windows.

Situated in a quiet and scenic location, this property provides a serene retreat from the hustle and bustle of everyday life. With its well-kept exterior and inviting interior, this house is truly a desirable home for those looking for a peaceful and idyllic living environment.

Amenities

Kingscote is a very pretty Cotswold village named after the Kingscote family from the 12th century, with a manor house and St. John the Baptist's Church together with the Hunters Hall Inn on the edge of the village. The landscape is designated an Area of Outstanding Natural Beauty. Kingscote is within easy reach of Tetbury, just 4 miles and 4.5 miles from Nailsworth.

Tetbury, often referred to as the entrance to the Cotswolds, 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, Swindon, Bristol, Cheltenham, Gloucester and Bath. There is good access to Kemble BR Station with regular Intercity services to London and other regional commercial centre

Broadband and Mobile Coverage

The vendor informs us the house is fibre connected.

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Nailsworth take the A46 towards Bath. At the traffic lights at the Calcot junction, turn right onto the A4135 heading towards Kingscote. After approximately two miles, turn right opposite the Hunters Hall, signposted to the village of Kingscote. Follow this road, taking the first right hand bend. Continue on, passing the church on your right hand side and then park opposite the village hall.

What 3 Words: ///sprains.mills.lies

Services & Tenure

The tenure is Freehold. Mains mains water, electricity, and septic tank are connected.

There is a charge of £200 paid annually to Boxwood Close Residents Maintenance Fund.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

STRVAL/SM/RN/27082024

We'd love to hear from you

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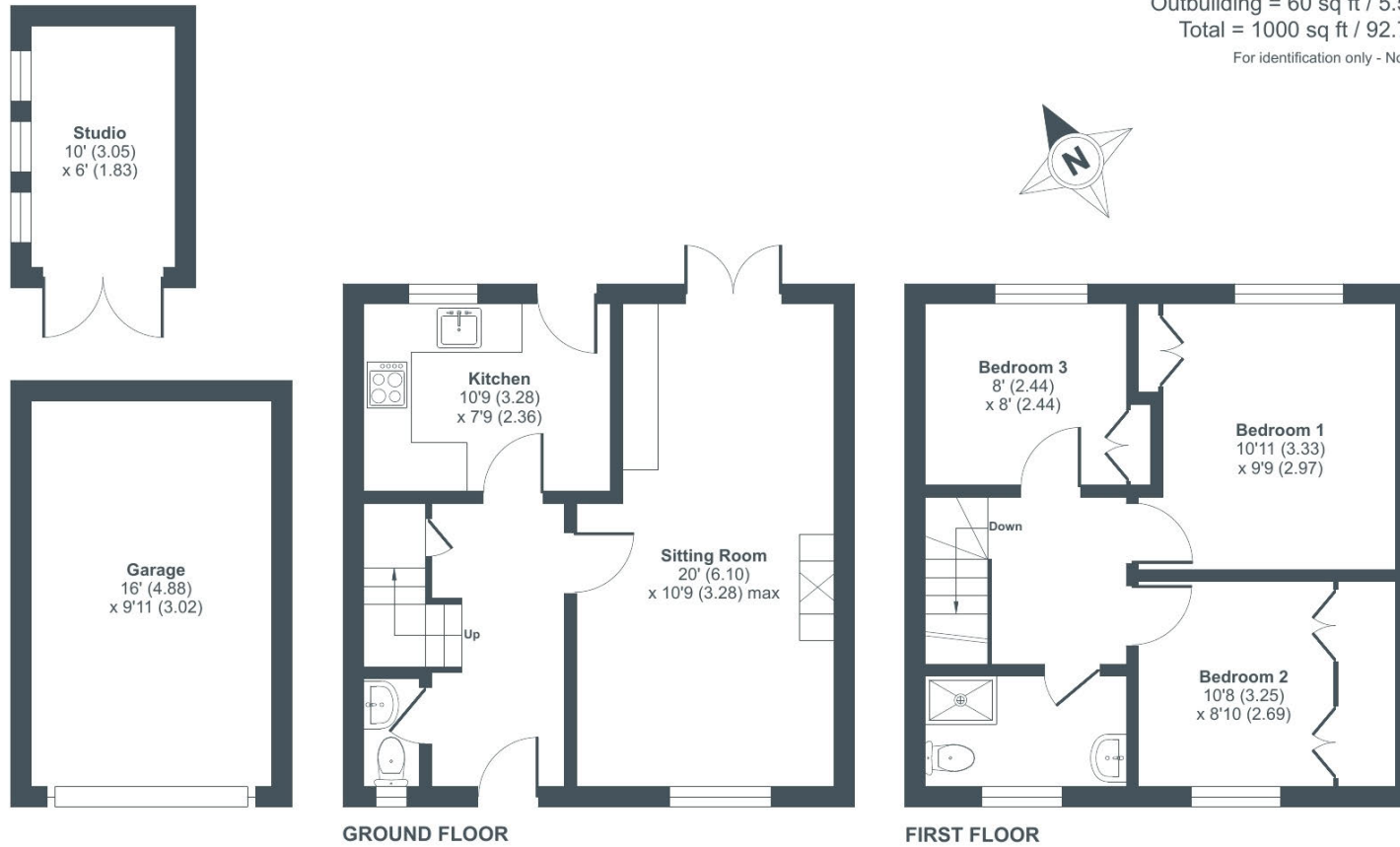
Approximate Area = 780 sq ft / 72.4 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1000 sq ft / 92.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Perry Bishop. REF: 1176633



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

