

Conygar Road Tetbury, Gloucestershire GL8 8JF



Stunning modern semi-detached house • Boasting spacious ground floor living space • Open plan sitting/dining room • Dining room/play room • Planning permission for further extension to the side • No onward chain • Enclosed rear garden • Driveway parking • EPC D

Conygar Road

Tetbury, Gloucestershire GL8 8JF

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

This stunning modern semi-detached property boasts spacious ground floor accommodation, making it perfect for families or professionals looking for a comfortable and inviting home.

The interiors are bright and modern, with a sophisticated touch that adds to the overall appeal.

The entrance hall has a staircase to first floor, and the dining/play room, located to the front, could be used for many things including a fourth bedroom if required. The property has been extended to the rear and now comprises: cloakroom, fitted kitchen, open plan sitting room/dining room with double doors onto the rear garden. To the first floor you will find three bedrooms and bathroom with modern white suite.

The property features an enclosed rear garden, ideal for relaxing or entertaining guests, as well as off-street parking for convenience.

There is currently planning permission for the erection of a two storey extension. Planning Ref: 24/01765/FUL.

The stylish design and homely atmosphere make this house a must-see for those seeking a contemporary yet cosy living space.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, 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 is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent 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 at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Church Street take the first exit at the roundabout into Long Street, follow the road as it curves into London Road and continue until the third set of traffic lights. Take the first turning on the left and the property can be found towards the top on the right hand side.

Services & Tenure

The tenure is Freehold. The property is connected to mains drains, water, electricity and gas..

Local Authority

Cotswold District Council

Council Tax Band C

Our reference

TET/JR/20250701

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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what the owner said

We absolutely love the area, the community spirit its fantastic. All neighbours are very welcoming. We are very sad to be leaving as we have put a lot of time, effort and quality features into the property.



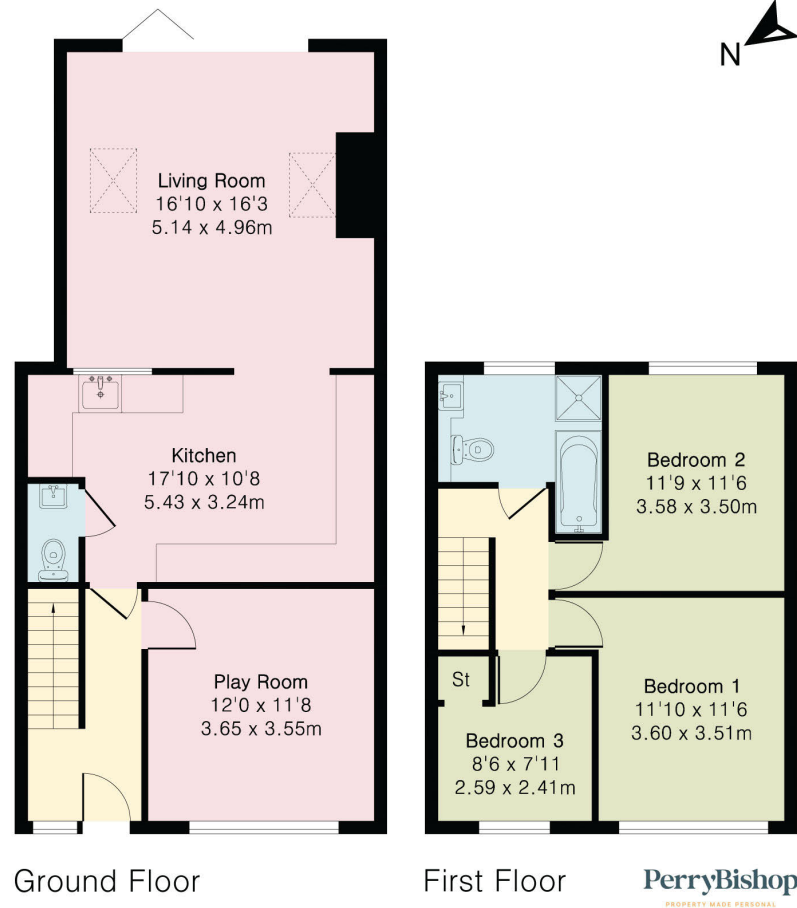




Approximate Gross Internal Area 1084 sq ft - 100 sq m

Ground Floor Area 674 sq ft – 62 sq m

First Floor Area 410 sq ft – 38 sq m



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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.

Gloucestershire • Oxfordshire • Wiltshire

