

PerryBishop

PROPERTY MADE PERSONAL



Tetbury, GL8 8HE

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

- Substantial Edwardian house in a sought after road close to the town centre.
- Pretty conservatory overlooking the gardens
- Annexe with shower room
- Double garage and driveway parking for 5 cars
- 240ft beautifully landscaped gardens - a lifetime of work
- Quiet road with excellent access
- In the same family for over 35 years
- A rare opportunity to purchase a splendid property

About the property

Dever House is a substantial, natural stone, Edwardian, detached family house enjoying a quiet position in this popular residential road within a close walking distance of Tesco and a little further to the town centre.

The well-appointed and significantly extended accommodation consists of entrance porch into dining room with slate feature fireplace and tiled hearth, together with a staircase to landing.

An adjacent sitting room has a similar original fireplace and double doors lead into the study. This, in turn, leads into a lobby with access to a cloakroom with a modern white suite.

The excellent sized fitted kitchen is perfect for breakfast for a large family, with its smart range of cream coloured units, a range cooker and integrated appliances.

Across the back of the house is an impressive dwarf wall conservatory which is a great family space, accommodating a couple of large sofas and a dining table, easily able to accommodate 28 for dinner. The conservatory affords the best of the views across the garden.

Adjacent to the conservatory is an annexe which consists of a downstairs cloakroom, a utility room with planned space for appliances and stairs to an office/playroom which may also be used for ancillary accommodation with an en-suite shower room and plenty of storage in the eaves.

At first floor level the principal bedroom at the back of the house has a luxury en-suite bathroom with a roll top bath and a separate shower cubicle; there are two more double bedrooms on this floor and the family bathroom. On the second floor there are two more double rooms, one with a wall of fitted wardrobes. There is attic storage accessed through a small door on the stairs.

Outside a gated block paved driveway with parking for five cars leads to a double garage with a workshop behind.

The rear garden is a particular feature of the property, beautifully landscaped and stocked, as well as being an excellent size, this labour of love has created a bucolic landscape in the centre of Tetbury. A terrace adjacent to the conservatory leads to the workshop at the back, the middle tier is mainly laid to lawn with an ornamental pond and a further terrace for dining and relaxing. Further down is a prolific orchard and vegetable area with fruit beds, sheds and a greenhouse.

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.

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.

Directions

From our office in Church Street, go straight across the roundabout into Chipping Street. Follow the road into Cirencester Road, and after the chicanes take the first left into Northfield Road. The property can be found on the left hand side opposite Northleaze.

What3Words /// examiner.reclusive.stem

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band F.

Our reference

TET/HP/CDH/21052025

We'd love to hear from you

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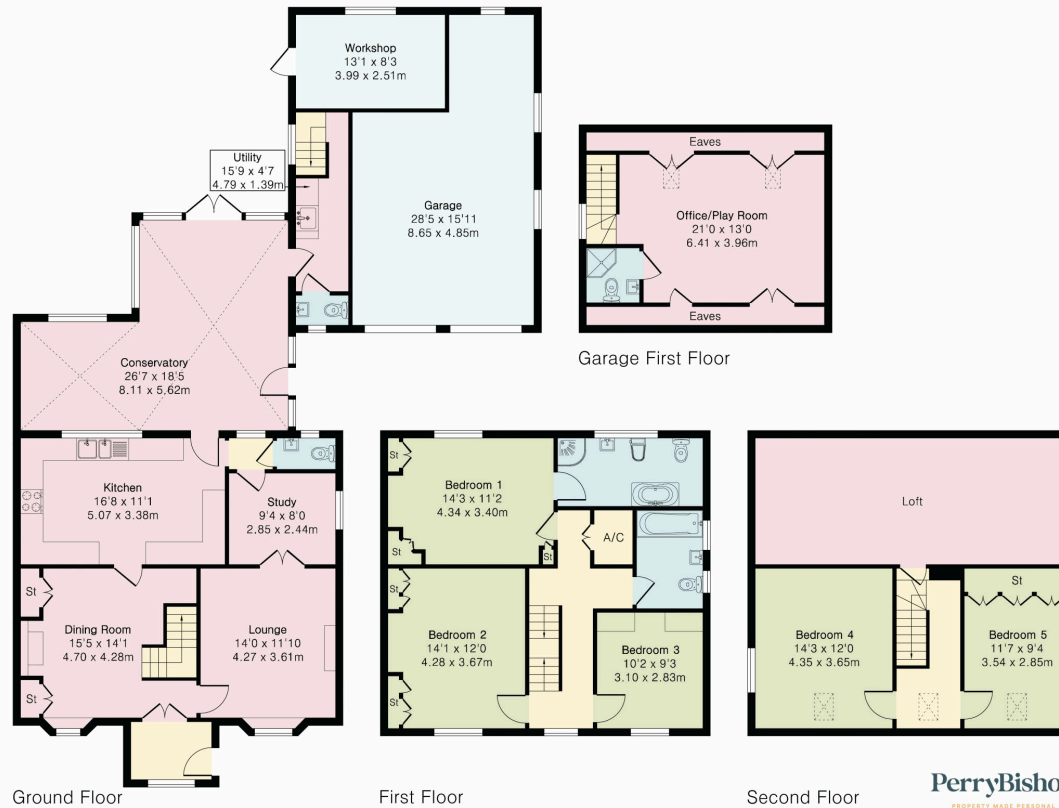
Approximate Gross Internal Area 3013 sq ft - 280 sq m

Ground Floor Area 1653 sq ft – 154 sq m

First Floor Area 702 sq ft – 65 sq m

Second Floor Area 387 sq ft – 36 sq m

Garage First Floor Area 271 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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