

Conygar Road, Tetbury, Gloucestershire, GL8 8JF



Upgraded and extended semi-detached house • Beautifully presented • Popular location •
Fitted kitchen/breakfast room • Conservatory and snug • Ground floor shower room • Home
office/occasional fourth bedroom • Utility room • EPC C

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Key Features



3-4



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About the property

A beautifully presented and extended semi-detached house located in the popular Conygar Road area of Tetbury.

The accommodation is approached into a spacious hallway with stairs to the first floor and under stair storage cupboard, sitting room with aspect overlooking the front, archway to fitted kitchen/breakfast room with central breakfast bar and having patio doors onto the rear garden. There is also access to the conservatory currently used as a separate dining room plus a snug area. The single garage has been converted into further accommodation and now offers the following extra living space: door onto the front aspect, shower room, utility and home office/occasional fourth bedroom.

Upstairs there are two double bedrooms and one single bedroom. The family bathroom has a modern white suite with both a shower and bath.

The front garden has been turned into paved parking for several vehicles.

The rear garden is of a good size, with patio, decking area's and lawn.

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 effect 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.

What3Words: front.oppose.dabbling

Services & Tenure

The tenure is Freehold. Mains water, drainage and electricity are connected.

Local Authority

Cotswold District Council

Band C

Our reference

TET/JR/OO/25042025

We'd love to hear from you

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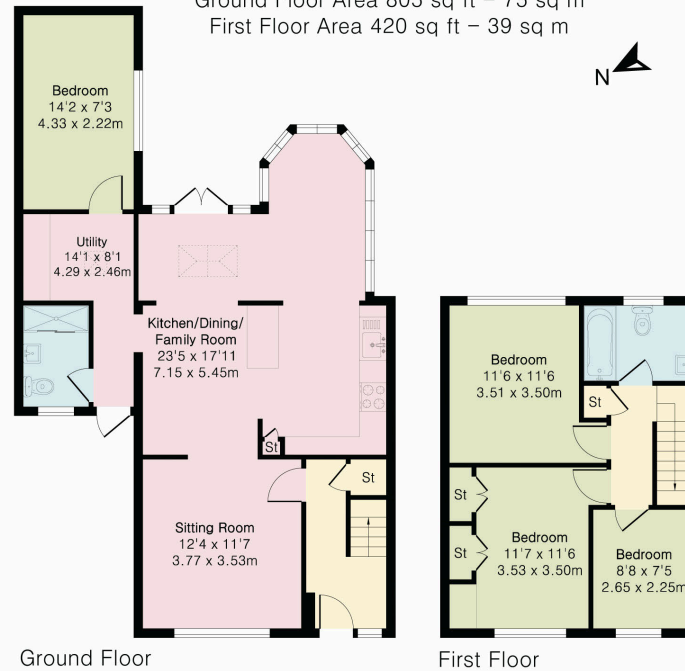




Approximate Gross Internal Area 1225 sq ft - 114 sq m

Ground Floor Area 805 sq ft – 75 sq m

First Floor Area 420 sq ft – 39 sq m



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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 as defined by RICS code of measuring practise. No guarantee is given on 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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