

PerryBishop

PROPERTY MADE PERSONAL



Fox Hill, Tetbury, GL8 8XQ

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Beautiful stone house, in a cottage style
- Flagstone and wooden floors downstairs
- Elegant triple aspect sitting room
- Kitchen with an island unit and adjacent utility room
- Principal bedroom with en-suite shower room
- Double garage with a studio above
- Ample driveway parking
- Attractive walled garden with a water feature and cottage planting

About the property

Set in a small cul-de-sac of just five homes, this lovely cottage style house has the advantage of a leafy setting but just a short stroll from the town centre.

Pretty cottage garden planting invites you up the path to the wood porch, which has been recently refurbished and matches the solid Iroko front door. The good sized hallway has a flagstone floor, a downstairs cloakroom, and stairs leading to the first floor.

The sitting room is dual aspect with a feature stone fireplace with a gas fire, stripped oak floors and French windows opening onto the garden. The dining room is a very good size and the kitchen/breakfast room has an island unit with pan drawers and display shelves. The boldly cheerful tiles setting off the farmhouse style units, a Belfast sink and a SMEG range cooker. Double doors lead into the garden. There is an adjacent utility room with a door to the rear garden.

Upstairs there are three double bedrooms all with built in storage and a single bedroom which is currently used as an office. The family bathroom has recently been updated with a bath and overhead shower. The principal bedroom has the benefit of a series of wardrobes and an en-suite shower room. The bathrooms have touch free lighting and shaver sockets, whilst the showers have rainfall heads.

Outside there is driveway parking for several vehicles leading to a double garage. Over the garage is a large, newly carpeted studio/ office workspace. The rear garden is attractive and well stocked both to the front and rear, completely enclosed with an enchanting pond full of water loving plants and wildlife.

Additional Information

Additional information regarding broadband speed, mobile phone signal, flood risk and area information is on our website under the property listing or on request from the office.

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, take the third exit off the roundabout into Market Place, following the road into Silver Street. Go over the bridge and take the first left into Old Rope Walk. The house can be found on the right hand side.

What3Words /// dock.movements.messaging

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band G

Our reference

TET/HP/CDH/22052025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

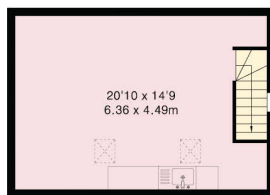
E: tetbury@perrybishop.co.uk



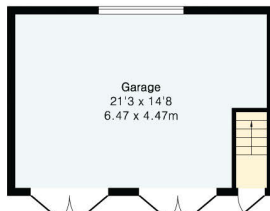








Garage First Floor



Garage Ground Floor

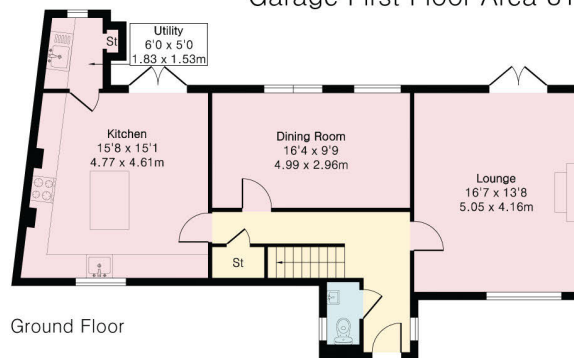
Approximate Gross Internal Area 2267 sq ft - 210 sq m

Ground Floor Area 812 sq ft – 75 sq m

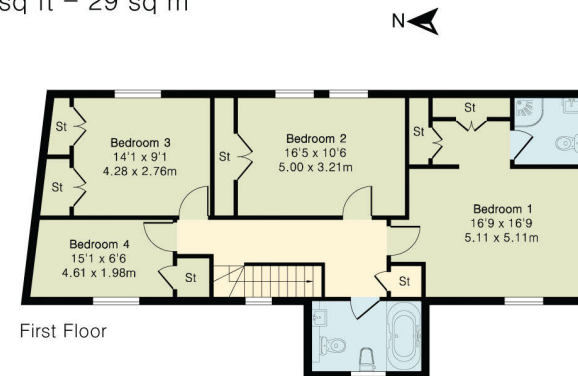
First Floor Area 833 sq ft – 77 sq m

Garage Ground Floor Area 311 sq ft – 29 sq m

Garage First Floor Area 311 sq ft – 29 sq m



Ground Floor



First Floor



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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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