

Southside, Shipton Moyne, Gloucestershire, GL8 8PP



Semi detached house • Sought after village location • Located at the head of the cul-de-sac • Planning permission for a large extension • Private and enclosed rear garden • Potential to create a fabulous family home • Garage storage • No onward chain • EPC E

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Key Features



3
Bedrooms



1
Bathroom



3
Receptions

About the property

Mature semi-detached house located in a peaceful village setting of Shipton Moyne.

This property boasts a homely and comfortable atmosphere, perfect for a growing family or those looking for a tranquil retreat. Situated in a quiet neighbourhood, this property offers a perfect blend of modern living and peaceful surroundings.

The ground floor opens to an entrance hall with stairs to first floor and door into the sitting room with open fireplace. At the rear of the property you will find the fitted kitchen/breakfast room, utility with stable door onto the garden, cloakroom and the addition of a conservatory which overlooks the rear garden.

At first floor level you will find the three bedrooms and family bathroom.

The house includes a well-maintained rear garden, ideal for relaxing or entertaining outdoors. Gravelled driveway parking is located to the front of the property.

Planning permission has already been granted for a two storey extension to the rear and side of the property. The development hereby approved shall be carried out in accordance with the following drawing numbers: 5408/63,540862A, 540860A and 5408/61A.

Amenities

Shipton Moyne is a delightful unspoilt Cotswold village just 3 miles south of Tetbury with a popular Pub, Village Hall, Church and children's playing field. The village is surrounded by many rural walks,

Nearby, 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 centres.

Tetbury is well known for its royal houses being 1.5 miles north east of Highgrove House the country home of His Majesty King Charles III, with Gatcombe Park, the home of the Princess Royal, being some 4 miles to the north. There are a good range of shops, hotels, Inns and restaurants, primary and secondary schools and leisure and sporting facilities.

Within the local area are a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Directions

From our office in the centre of town, proceed down Church Street which becomes Bath Road. Continue out of the town for about 1/2 mile and turn left immediately after the Nursery signposted to Shipton Moyne. On entering the village proceed past The Cat and Custard Pub and turn left into Southside where number 2 will be found towards the end of the cul-de-sac on the left hand side.

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/25032024

We'd love to hear from you

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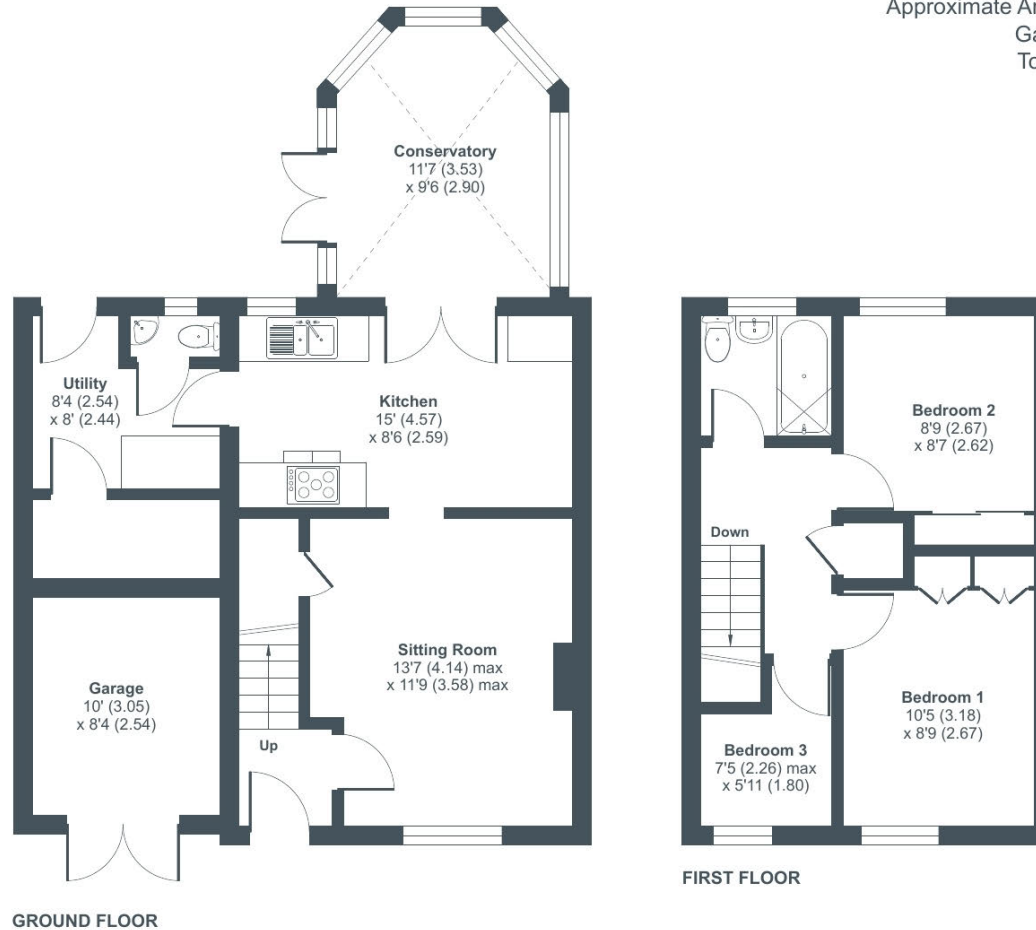
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Approximate Area = 893 sq ft / 82.9 sq m

Garage = 81 sq ft / 7.5 sq m

Total = 974 sq ft / 90.4 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). © nchecon 2024. Produced for Perry Bishop. REF: 1104580



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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.

