

PerryBishop

PROPERTY MADE PERSONAL



Springfields, Tetbury, Gloucestershire, GL8 8EN

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

- Stunning stone built house
- Pretty sitting room with gas fire
- Large conservatory making the best of the views
- Separate dining room
- Kitchen breakfast room
- Magnificent gardens leading down to Herd Lane
- Double garage
- EPC: D

About the property

An outstanding stone house, tucked quietly in a much sought-after cul-de-sac, a short stroll from the town centre, which offers well designed and proportioned accommodation with a large south facing garden.

This beautifully presented house is approached into the spacious hallway from where there is a downstairs cloakroom, study, an elegant sitting room with a stone feature fireplace and gas fire, double doors draw you into the magnificent dwarf wall conservatory; with underfloor heating and French windows ready to throw open into the garden; this delightful room is perfect for all times of the day. The kitchen is a lovely size with an island in the centre and marble worktops, there is plenty of room for storage and integrated appliances. Adjacent to the kitchen is a utility /boot room with access to the side of the house and the downstairs is completed with a dual aspect dining room, which could be used for a variety of purposes.

Upstairs the elegant bedrooms have built in wardrobes in all but one, the principal bedroom and bedroom two benefit from en-suite shower rooms and there is a family bathroom with a bath.

Outside there is ample driveway parking for several cars leading to a single garage with an up and over door and plenty of room for storage. There is a chic front garden and at the back of the house a screened patio area creates lovely privacy. The garden continues down to Herd Lane and is large, mainly laid to lawn and easily maintained.

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 and continue onto Cirencester Road. Take the first right into Springfields, continue towards the end of the road where the style of houses change to modern ones and the property can be found on the left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: G

Our reference

TET/HP/RN/21102022

We'd love to hear from you

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Springfields, Tetbury, Gloucestershire, GL8

Approximate Area = 2364 sq ft / 219.6 sq m

Outbuilding = 289 sq ft / 26.8 sq m

Total = 2653 sq ft / 246.4 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). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 913674





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[perrybishop.co.uk](https://www.perrybishop.co.uk)

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