

Havenhill Road Tetbury, Gloucestershire, GL8 8TE



Attractive stone three storey town house • Open plan kitchen/living space • First floor sitting room/bedroom 4 • Downstairs cloakroom • Main bedroom with en-suite shower room • Driveway parking and single garage • Enclosed pretty south facing rear garden • Built approximately 6 years ago • EPC B

Havenhill Road

Tetbury, Gloucestershire, GL8 8TE

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

About the property

Beautifully presented three storey townhouse built by Miller Homes approximately six years ago.

On entering the property it takes you to the entrance hall, which has plenty of room for coats and shoes, stairs to the first floor, cloakroom and door into this fabulous open plan fitted kitchen/living space with integrated appliances. This room has space for a dining table and seating area with double doors onto the pretty rear garden.

The first floor landing has a view towards a green area and beyond, this leads to a double bedroom (this could also be used as a separate sitting room if desired) the family bathroom and a further bedroom.

On the second floor, there are two double bedrooms and the master bedroom with good size en-suite shower room and built-in wardrobes.

The pretty south facing garden is mainly located to the rear of the property with patio area, outside tap, lawn and a further small patio area behind the garage. Driveway parking takes you to the single garage with power and lighting.

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 with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both 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 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.

Directions

From our office in Church Street take the first exit off the roundabout into Long Street. Follow this road as it bends round to the left and continue until the Audi garage roundabout. At this roundabout take the first exit left and the house can be found on the left hand side.

What3Words: screaming.decades.cemented

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/JR/EN/06012026

We'd love to hear from you

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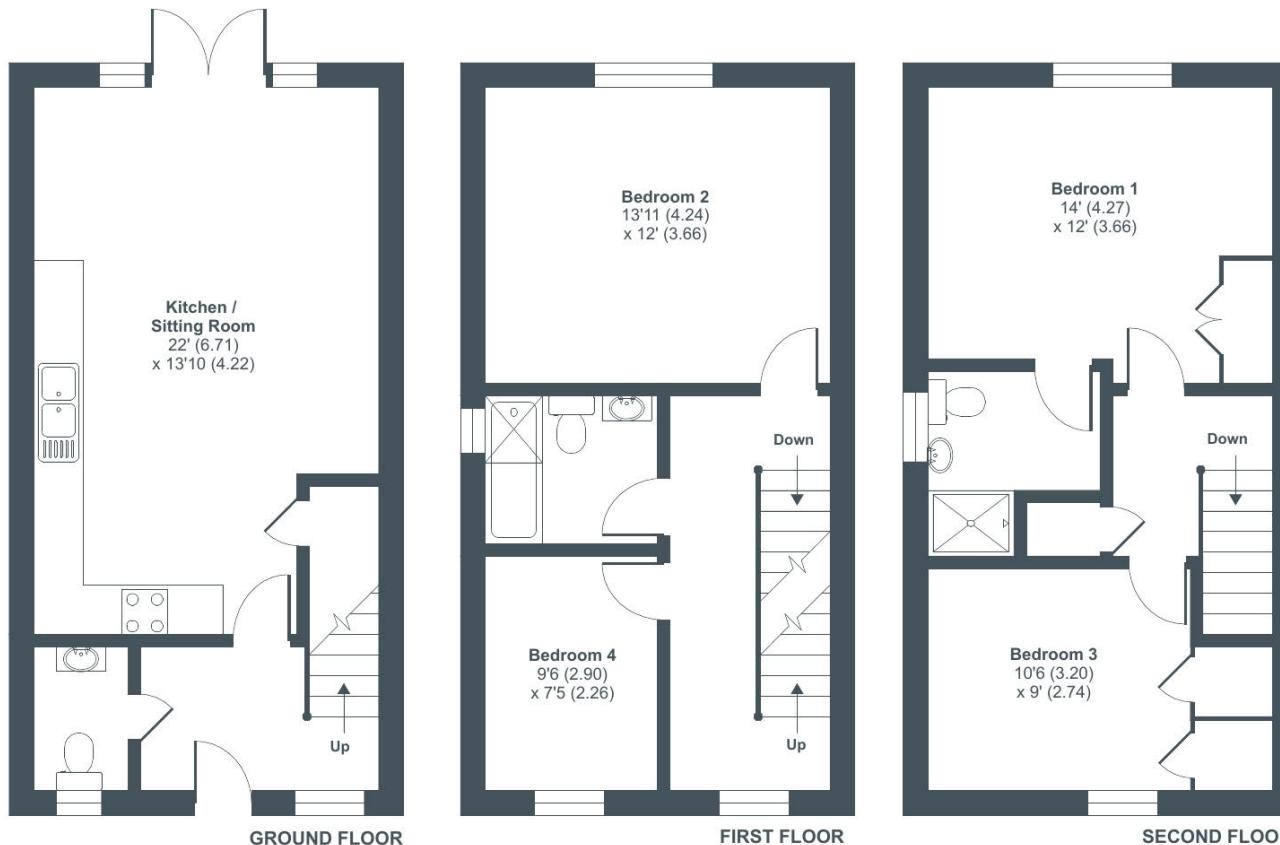




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Approximate Area = 1197 sq ft / 111.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

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: 881799

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PROPERTY MADE PERSONAL

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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.

Gloucestershire • Oxfordshire • Wiltshire

