

Tetbury, Gloucestershire, GL8 8LF



Semi-detached house within walking distance of the town centre • Sitting room with picture window • Separate dining room • Kitchen with door to the side • Single garage and driveway parking • West facing garden • Plenty of potential to extend over the garage and create a two storey extension, subject to planning. • No onward chain • EPC D

## Tetbury, Gloucestershire, GL8 8LF

### Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

Sitting on a corner plot, this lovely semi-detached house has had the start of a refurbishment begun on it but comes complete with parking, garage and a west facing garden.

Approached into a spacious hallway with a new wooden staircase rising to the first floor, an opening suitable for double doors has been opened up into the sitting room with a wide picture window and a wood burning stove; this opens into a dining room which overlooks the garden and leads into the kitchen. Deceptively spacious there is plenty of cupboard space and planned space for appliances and a door which leads to the old coal shed, garage and into the garden.

Upstairs there are two double bedrooms and a good-size single bedroom, and a bathroom with a separate cloakroom.

Outside there is currently parking for two cars, with potential to create more if required, leading to a single garage. There is a gate to the side which leads around the side of the house into the rear garden, this is west facing, mainly laid to lawn with mature trees and shrubs and new fencing which keeps the garden private.

The house benefits from a new Combi boiler.

### 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.

### 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 first turn off the roundabout and continue down to the bottom of Long Street, take the second left into Hampton Street. Courtfield is on the right hand side with the property found on the left.

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### Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

### Local Authority

Cotswold District Council.

Council Tax Band C.

### Our reference

TET/HP/CDH/29052025

### We'd love to hear from you

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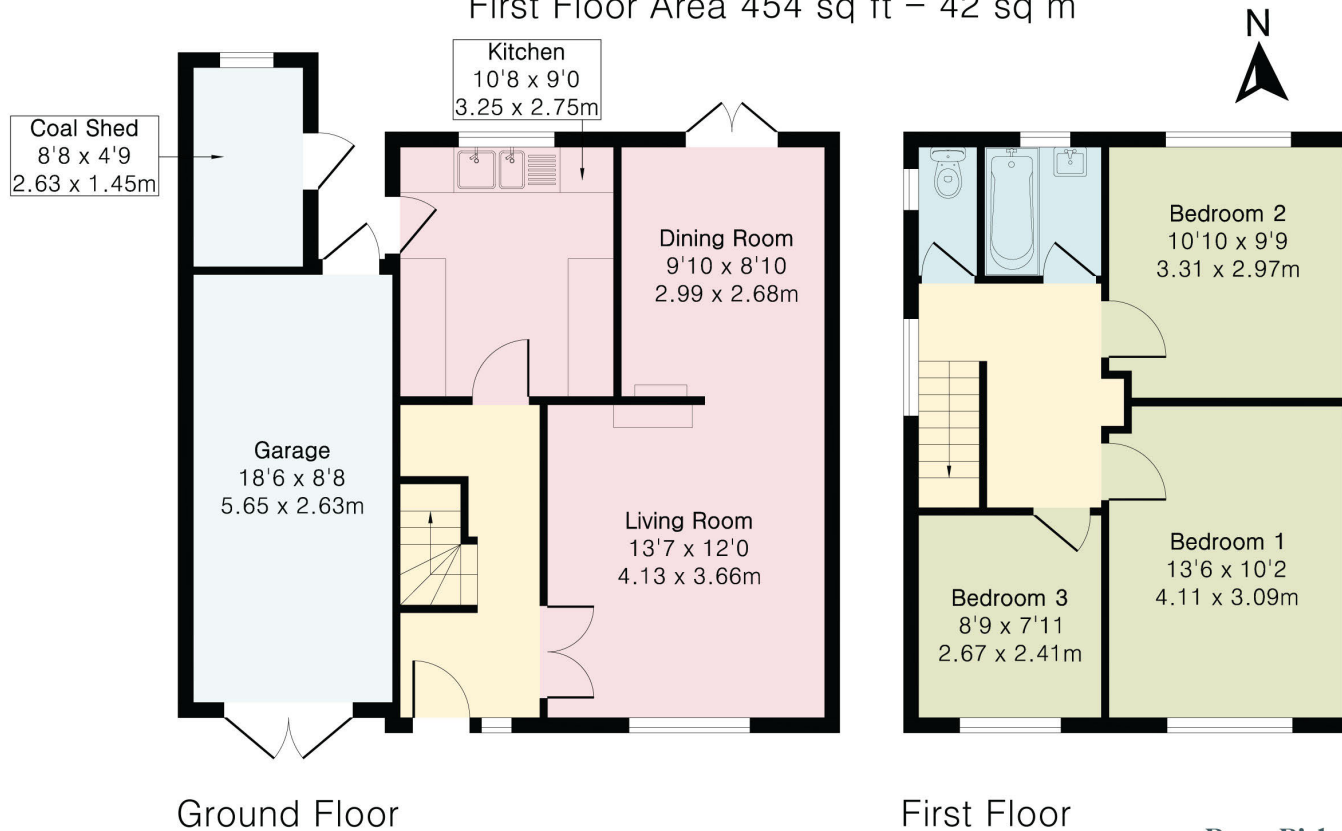




## Approximate Gross Internal Area 1117 sq ft - 104 sq m

Ground Floor Area 663 sq ft – 62 sq m

First Floor Area 454 sq ft – 42 sq m



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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.

