

Eccles Court, Tetbury, Gloucestershire, GL8 8EH



Detached bungalow in a hidden location • Set within a good-size plot • Large sitting room • Modern kitchen • Separate boot room • Beautiful garden with plenty to see • Greenhouse and shed • No onward chain - Freehold • EPC D

Eccles Court,

Tetbury, Gloucestershire, GL8 8EH

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Stroll along the unassuming path, between two houses and enter into the magical world of No 5 Eccles Court. Ahead of you lies a bungalow built in the 1960's set on a prominent position and wrapped, lovingly by gardens and trees.

Approached into the hallway there are two bedrooms, a family bathroom with a bath and overhead shower, a glorious sitting room with a box bay window overlooking the grounds of The Priory, and on the other side onto the garden. This opens into a modern kitchen with an electric oven and hob. Adjacent is a utility/boot room with access to the back of the property.

The property benefits from gas central heating and has been well maintained.

The magic begins in the setting and the garden, there is a gated access onto the footpath which runs to the doctors and into the centre of town.

The gardens wrap around with a good size shed and greenhouse. Mainly laid to lawn it slopes gently and has mature shrubs and trees.

There is no vehicular access to the property, parking would be in Park Close.

Viewings by prior arrangement only.

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 exit at the roundabout into Long Street. At the bottom of the road bear to the right into London Road. After the traffic lights turn right into Priory Way, take the first right into Park Close, continue to the end where you will see a footpath between No 11 and No 18 Park Close. The house can be found at the end of the path.

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/HP/RN/09102023

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

what the owner said

"The vistas from the bungalow windows are magical and the garden draws you in because of the peacefulness.

Newts and frogs are often seen in the pond and in the garden, frogs, toads and hedgehogs and a wide variety of garden birds can also be seen in the garden. Slow worms can be seen in Autumn under the Lime Tree amongst the leaves.

Tetbury town is an easy walk away, living in this property encourages you to stop using your car."



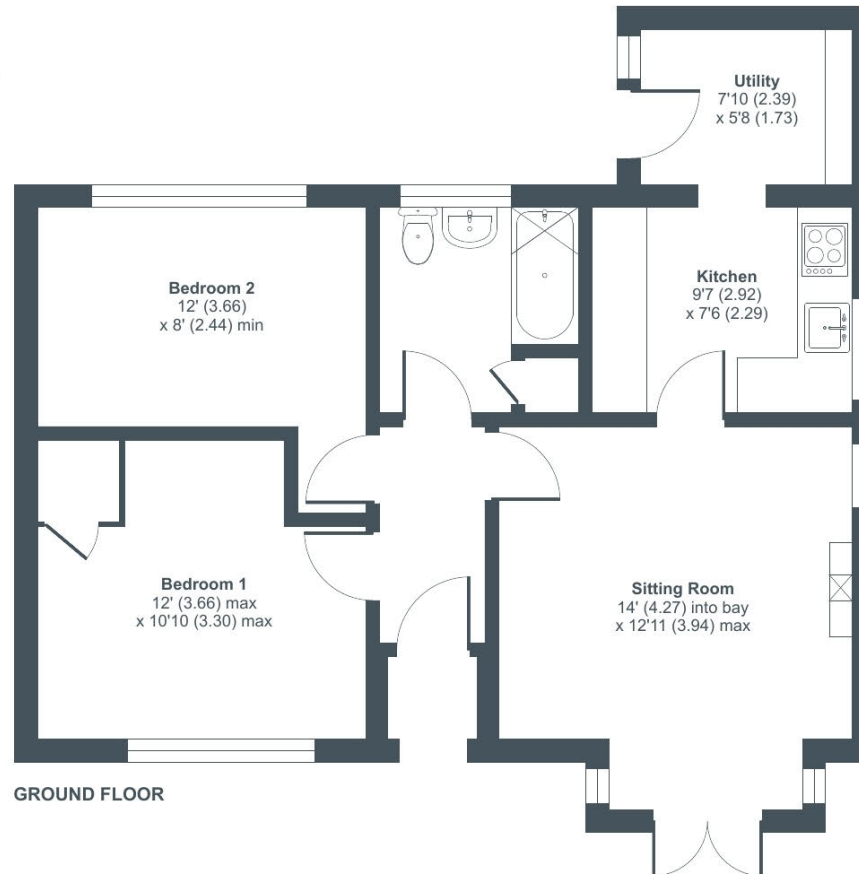




Eccles Court, GL8

Approximate Area = 640 sq ft / 59.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1043320



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

perrybishop.co.uk

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

