

Shearers Way, Tetbury, Gloucestershire, GL8 8EJ



Stylish detached house • Large kitchen-diner-family room • Four bedrooms, three bathrooms • Spacious dining room • Sitting room with bay window and doors into the garden • Double garage with electric doors • Landscaped south west facing garden • Beautifully built development finished in 2021 • EPC B

Shearers Way,

Tetbury, Gloucestershire, GL8 8EJ

Key Features



4

Bedrooms



3

Bathrooms



2

Receptions

About the property

An attractive, traditionally built double gabled house sitting within the Whitelands development and built by Hills Homes in 2020.

Approached into the hallway with stairs rising to the first floor and a downstairs cloakroom. The sitting room is dual aspect with double doors ready to be thrown open into the garden, a bay window overlooking the side. There is a separate dining room but the heart of the home is within the kitchen-dining-family room. The kitchen has a range of base and wall units with silestone worktops, SMEG integrated range cooker, fridge/freezer and dishwasher, and is open to the family room with double doors into the garden. There is a separate utility cupboard with planned space for appliances.

Upstairs there are three double bedrooms and a single bedroom with the main bedroom and bedroom two enjoying built in wardrobes and en-suite shower rooms. The family bathroom has a bath and separate shower.

Outside there is driveway parking leading to a double garage which has electric up and over doors, the rear garden is enclosed and has been beautifully landscaped with mature borders and low maintenance Cotswold Stone.

The property has the benefit of the remainder of a 10 Year NHBC Warranty.

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, follow the road over Bath Bridge, continue up the hill and take the second turning right into Shearers Way. Take the first right and the house can be found on the left hand side.

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: F

Our reference

TET/HP/RN/06022023

We'd love to hear from you

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what the owner said

"Tetbury is a great town and if it were closer to my children I would stay. The house is easy to run, warm and the neighbours are lovely. Easy walk into Tetbury and great dog walks across the road. Very good internet connection, fast and reliable. The garden is low maintenance. This house gets the most sun of anyone on the development - a real 'hot spot'"







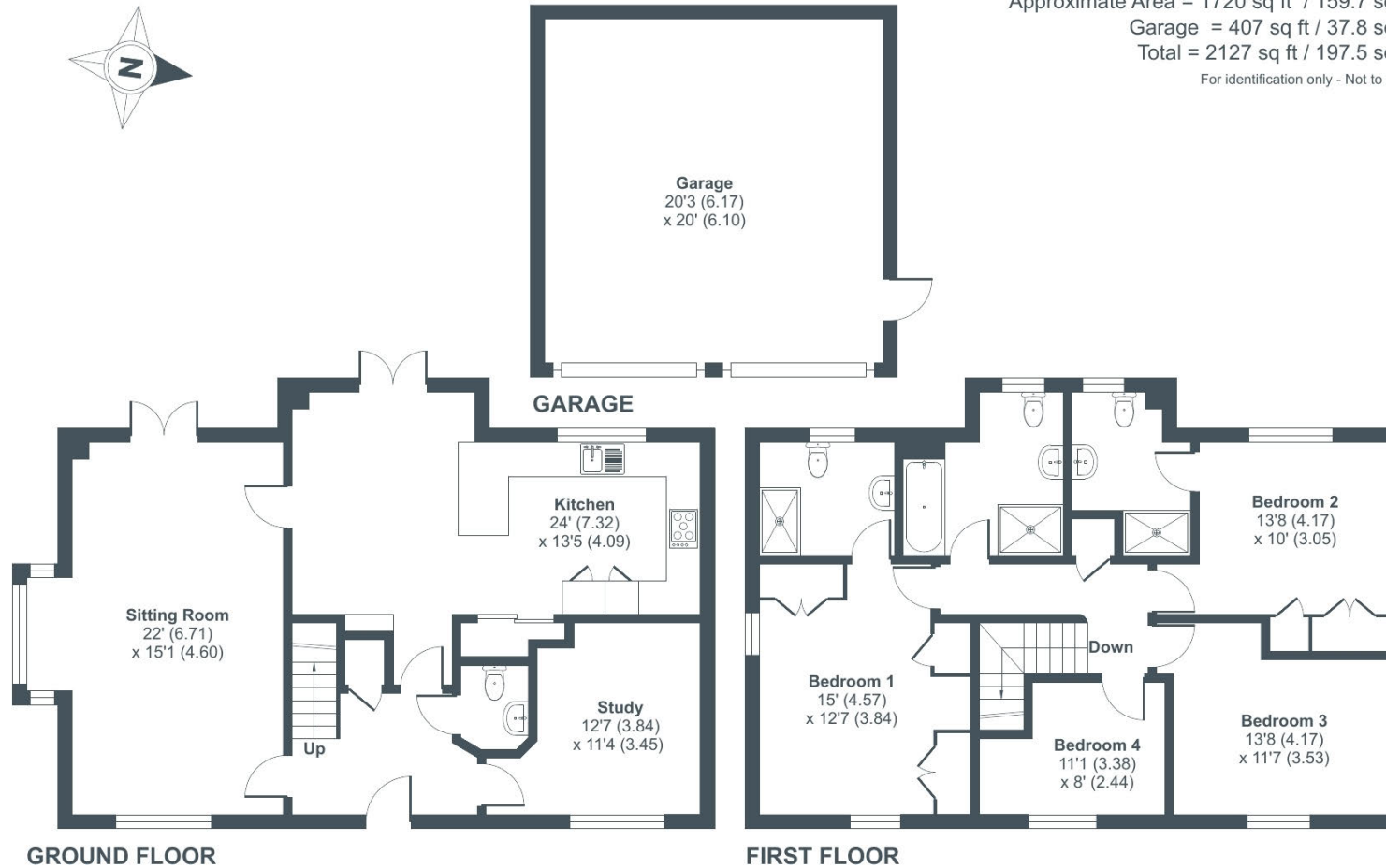
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Approximate Area = 1720 sq ft / 159.7 sq m

Garage = 407 sq ft / 37.8 sq m

Total = 2127 sq ft / 197.5 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: 1081036



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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.

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