

## Brays Avenue, Tetbury, Gloucestershire GL8 8TL



Positioned at the head of the road • Pretty cottage style semi detached home • Approximately 6 years old • Creative and stylish • Open plan kitchen/dining room with double doors onto the garden. • Sitting room with dual aspect • Principle bedroom with en-suite shower room • Landscaped rear garden • EPC B

# Brays Avenue,

Tetbury, Gloucestershire GL8 8TL

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Neatly positioned at the head of the road, this pretty cottage style semi-detached house is beautifully presented and has been enhanced to create a stylish home.

Step into the welcoming hallway, complete with stairs to the first floor and a convenient downstairs cloakroom.

The kitchen-diner boasts cappuccino-coloured cupboards and drawers, integrated appliances, and a Zanussi oven and hob. Double doors open to the landscaped rear garden, perfect for entertaining. The spacious, dual-aspect sitting room is flooded with natural light, providing a warm and inviting space for relaxation.

The principal bedroom features built-in storage and an en-suite shower room, offering a private retreat. There are two additional bedrooms, one double and one single, ideal for family or guests.

The landscaped rear garden includes a patio, lawn, and raised vegetable beds. A gate at the bottom of the garden leads to a single garage and driveway, ensuring plenty of parking space.

## Amenities

Located in Tetbury, a historic Cotswold market town often referred to as the gateway to the Cotswolds, this property is less than half an hour from the M4 and M5 motorways. With easy access to Cirencester, Cheltenham, Bath, Bristol, and Swindon, and regular Intercity services to London from nearby Kemble Railway Station, you're well-connected to both local and regional commercial centres.

Tetbury is known for its royal connections, including Highgrove House and Gatcombe Park. The town offers an exciting range of shops, including specialist boutiques, delicatessens, the Highgrove Shop, and fine antique shops. Enjoy a variety of hotels, restaurants, cafes, and brasseries offering delicious cuisine.

## Education

The area boasts excellent schools, including Westonbirt Preparatory and Senior Schools (ages 3-18), Beaudesert Park at Minchinhampton, and popular state primary and secondary schools in and around Tetbury.

## Local attractions

Visit the Tourist Information Office for a map of the area showcasing local attractions, including the world-famous Westonbirt Arboretum, the nearby Cotswold Water Park, and the Abbey and Abbey House Gardens in Malmesbury.

This home offers the perfect blend of historic charm, modern convenience, and a prime location in the heart of the Cotswolds. Embrace the opportunity to live in this enchanting setting and make this dream house your home.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom

## 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 into Havenhill Road, next left into Brays Avenue and the property will be found on the right hand side.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band- D

## Our reference

TET/JR/RN/11062024

## We'd love to hear from you

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## *what the owner said*

"The house has been a blast. I relocated here with my son, he began attending the Royal Agricultural University in Cirencester. We both love picturesque Tetbury with the its local pub's boutiques and restaurants. Easy to get to London from Kemble Station and a stone's throw from Cirencester."











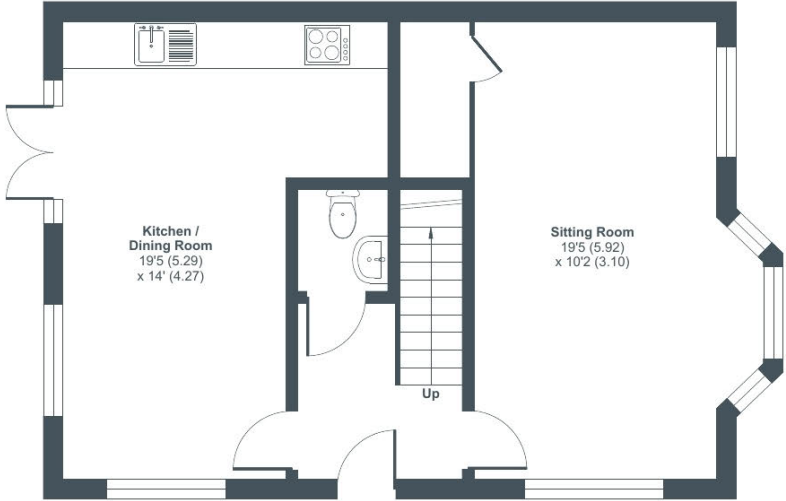




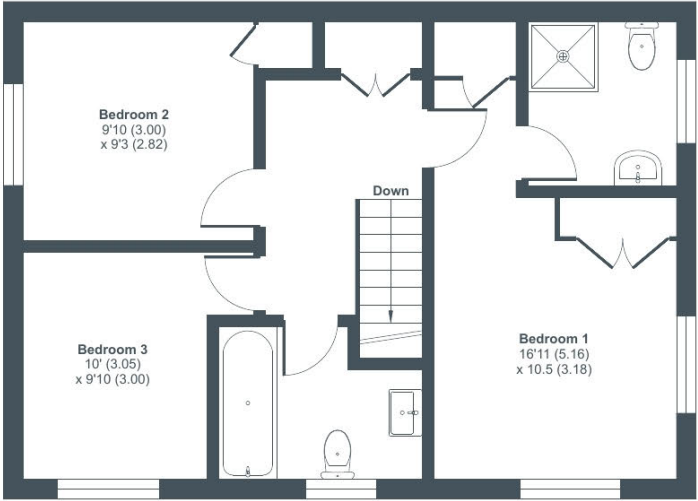
# Brays Avenue, Tetbury, GL8

Approximate Area = 1098 sq ft / 102 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1133825



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