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PROPERTY MADE PERSONAL



Bobbin House, 34 Hampton Street, Tetbury, Gloucestershire, GL8 8JP

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Key Features



4
Bedrooms



3
Bathrooms



2
Reception

- Modern house in an elevated position, close to the town centre
- Built with high energy efficiency
- Kitchen with separate pantry
- Spacious sitting room with double doors
- Principal bedroom with walk in wardrobe and en-suite shower room
- Contemporary bathrooms
- Study/5th Bedroom
- EPC : B

About the property

Built by a renowned local builder, this beautifully appointed semi-detached house is situated a short stroll from the town centre. Viewing is highly recommended to fully appreciate the abundance of space offered over three floors in this well-equipped property.

Ground Floor

Approached from the front entrance into a stylish hallway with designated space for coats and shoes, a downstairs cloakroom and stairs rising to the first floor.

The kitchen-diner is furnished with a range oven, integrated fridge-freezer, dishwasher and washing machine. There is ample room for a dining table and unusually for a modern home, a walk-in pantry leads off from the kitchen.

The sitting room is extremely spacious and provides versatile areas for dining and relaxing. French doors abutted on each side by fully glazed glass panels lead to the secure courtyard garden which takes advantage of a bright south-west facing aspect. A large under-stairs cupboard provides useful additional storage space.

The house was designed and built to be highly energy efficient and is equipped with a heating system that can be controlled from

your phone. The heating is zonal so each floor can be controlled separately to your desired temperature.

First Floor

The principal bedroom is a haven of calm with a walk-in wardrobe and contemporary en-suite shower room. The second bedroom is a comfortable double room with en-suite shower room. The good-sized third room on this floor could be utilised as a fifth double bedroom or a home office/study. An airing cupboard with sensor lighting is situated on the landing.

Second Floor

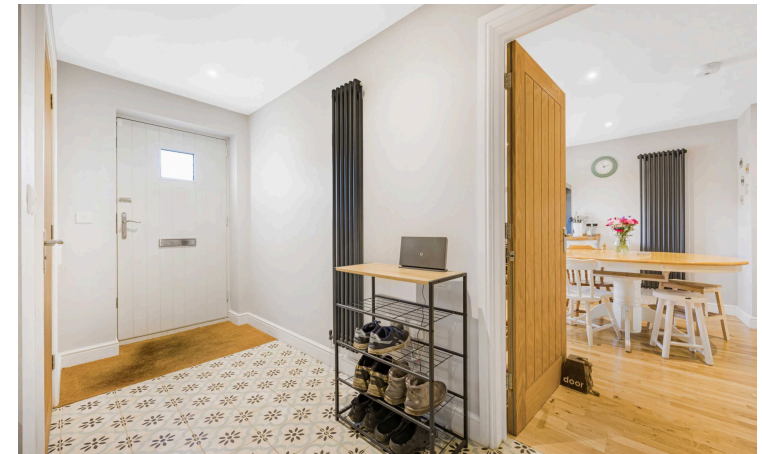
On this floor there are two further double bedrooms, a family bathroom with bath and shower and additional airing cupboard. The loft provides abundant storage space and is easily accessible by a drop-down ladder. It is fully boarded and supplied by electricity.

External

The property benefits from an elevated position above the road with parking for several cars and is equipped with an electric car charging point. To the rear, the sunny courtyard garden is fully enclosed, laid with level sandstone patio and has a useful a garden shed.

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.

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. Continue to the bottom and take the second turning on the left into Hampton Street. The house is the first on the left after Chavenage Lane.

What 3 words : lowest.weeknight.silly

Services & Tenure

The tenure is Freehold.

Mains Water, Gas and Electricity

Local Authority

Cotswold District Council

Council Tax Band : E

Our reference

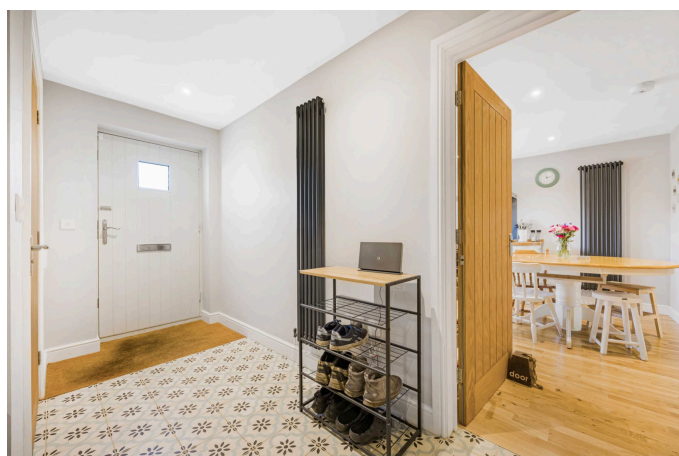
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We'd love to hear from you

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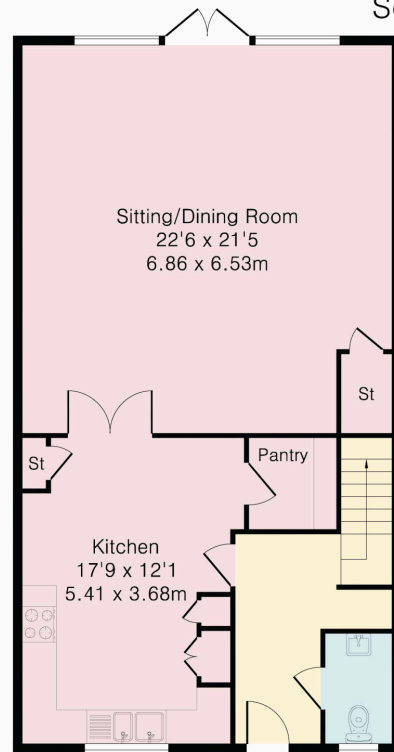


Approximate Gross Internal Area 2239 sq ft - 208 sq m

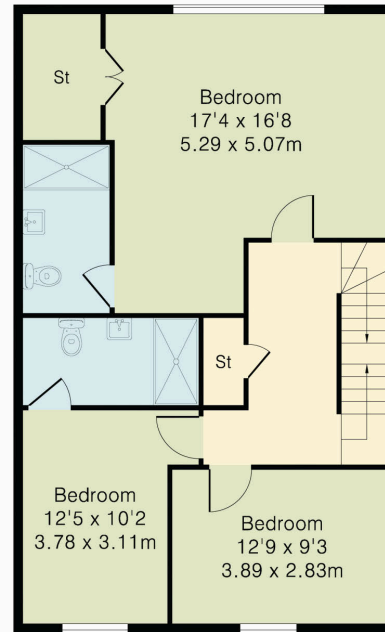
Ground Floor Area 868 sq ft – 81 sq m

First Floor Area 758 sq ft – 70 sq m

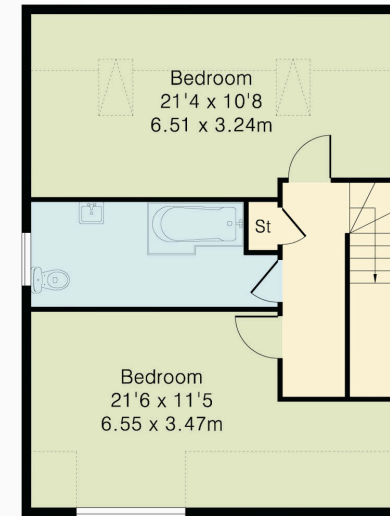
Second Floor Area 613 sq ft – 57 sq m



Ground Floor



First Floor



Second Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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

