

## Talboys Walk, Tetbury, Gloucestershire, GL8 8YU



Spacious detached family home • Offering plenty of scope to put your own stamp on it • Popular cul-de-sac location off Conygar Road • Separate dining room and conservatory • Spacious bedrooms • Driveway parking • Separate garage • Enclosed rear garden • EPC TBC

# Talboys Walk,

Tetbury, Gloucestershire, GL8 8YU

## Key Features



4  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Maturing spacious detached family home located in the popular cul-de-sac off Conygar Road. This property also offers plenty of scope to put your own stamp on it.

The accommodation on the ground floor comprises of an entrance hall with plenty of room for coats and shoes, a staircase to first floor and a door leading to the sitting room with aspect overlooking the front garden. Separate dining room and conservatory overlooking the rear garden, the fitted kitchen also has access to the rear garden. An inner hallway takes you to the separate cloakroom/utility room, this also gives you access to the integral garage which could be converted into further accommodation if desired.

To the first floor, the landing gives access to three good size double bedrooms, two of which benefit from built-in storage, one single bedroom and a separate family bathroom.

To the front of the property, there is driveway parking for at least two vehicles. The garden is mainly located to the rear of the property which has been paved for low maintenance.

## 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.

## 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 the centre of town proceed down Long Street and bear right into London Road. Turn left opposite Tesco into Conygar Road and second right into Talboys Walk, bear left and number 27 will be found on the right hand side.

What 3 Words: [///officials.goose.windmill](#)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

TET/JR/RN/22112024

## We'd love to hear from you

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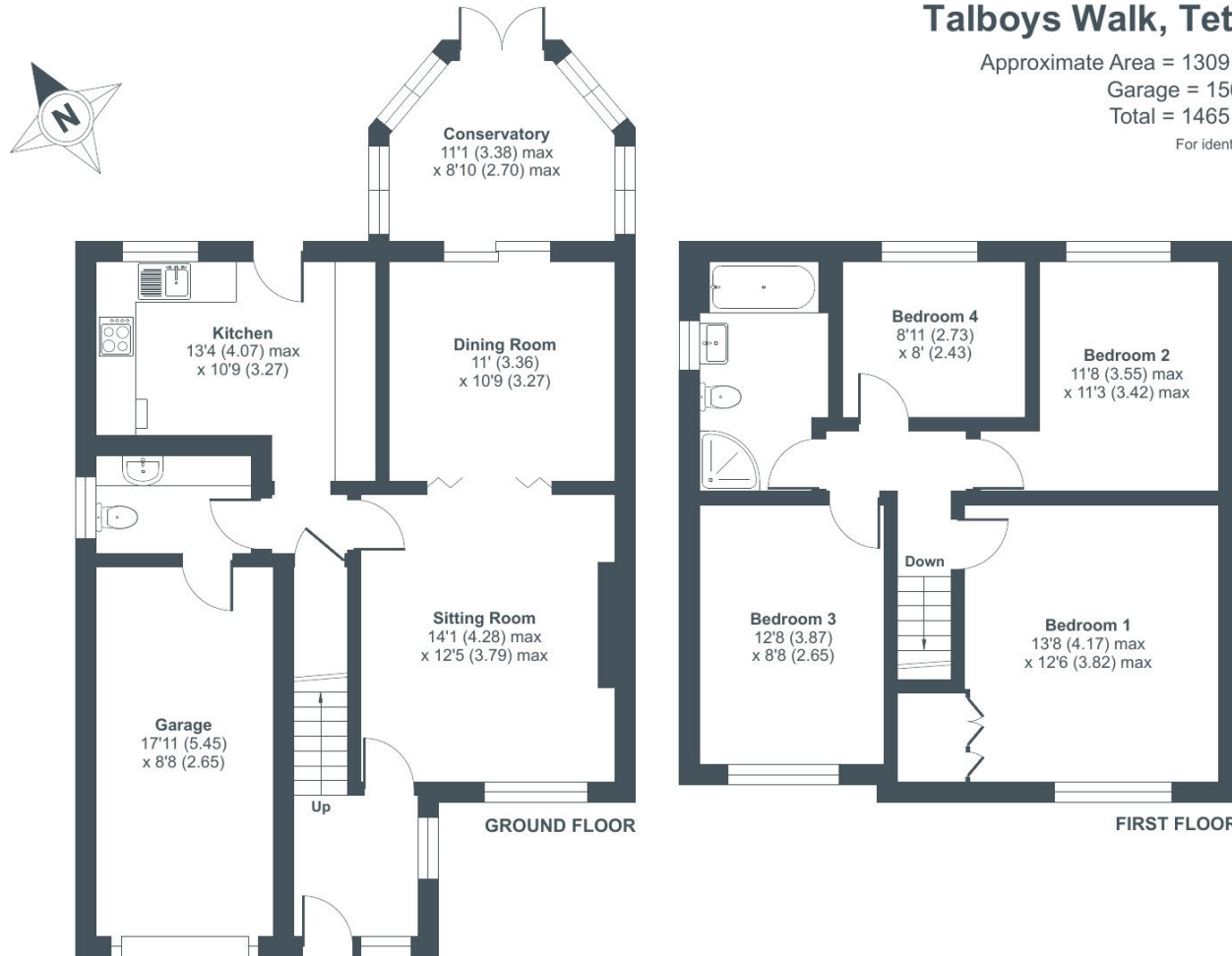
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Approximate Area = 1309 sq ft / 121.6 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1465 sq ft / 136.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Perry Bishop. REF: 1218461



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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.

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