

Lynwood, Cirencester Road, Tetbury, Gloucestershire, GL8 8HA



A delightful semi-detached house built in the 1950's • Spacious light filled rooms • Exquisite parquet flooring • Extended sitting room with double doors onto the decking • Good size bedrooms • Potential to extend to the side of the house • Glorious mature garden • No onward chain • EPC C

Lynwood,

Cirencester Road, Tetbury, Gloucestershire, GL8 8HA

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Lynwood, a delightful semi-detached period house built in the 1950s is on the Cirencester Road, a sought after location with easy to access all of the facilities that Tetbury has to offer and a only a short walk from the centre of town.

The house has been a very happy family home for the last 30 years and has been extended, but offers plenty of potential to create a more substantial family home, whilst still maintaining the location and fabulous garden which this house is all about.

Approached into a capacious driveway with plenty of room for several cars, leading to a single garage.

The house welcomes you in through the bespoke Oak front door into a hallway, which has stairs leading to the first floor, storage beneath and a modern downstairs cloakroom. The beautiful parquet flooring is unique, and part of this house's rich history, flowing from the hallway into the dining room with a large picture window facing the front. Sliding doors open into the extended sitting room, with a gas fire and double doors leading out onto the raised deck with steps down into the garden.

The kitchen has oak fronted cabinets and offers plenty of storage with a pantry, built-in appliances and a doorway to the passage at the side which goes from the front to the back of the house, there is a very useful room which is perfect for a tumble drier and for the storage of wine and beer.

Upstairs there are two spacious double bedrooms both with inbuilt storage and a single bedroom. The good size landing has access to the loft which has been fully boarded, and a family bathroom with a bath and overhead shower. The garden has been a labour of love over the past 30 years. It's simplicity is in the maturity of the borders with screening created by the hedges and trees. Mainly laid to lawn there are raised vegetable beds and a greenhouse with an adjacent potting shed, a passageway from front to back and further storage at the back of the garage.

The beauty of this house lies in its location so close to all the amenities, but hidden back from the road, it has the potential to create a double story extension, using the garage to create a master suite with ensuite bathroom over the top, but also potential to go up into the loft which could give you four bedrooms, three bathrooms obviously subject to planning.

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 second exit on the roundabout into Chipping Street, continue past The Chipping car park and continue onto Cirencester Road. Go past The Royal Oak and the property can be found on the right hand side, after the turning to Northfield Road.

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/HP/RN/16042024

We'd love to hear from you

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what the owner said

"Perfect location on quiet road, 7 minute walk from Tetbury centre, 5 minutes from Tesco and new arts centre. Generous garden size (for Tetbury) and lots of parking space, comfortable family home."







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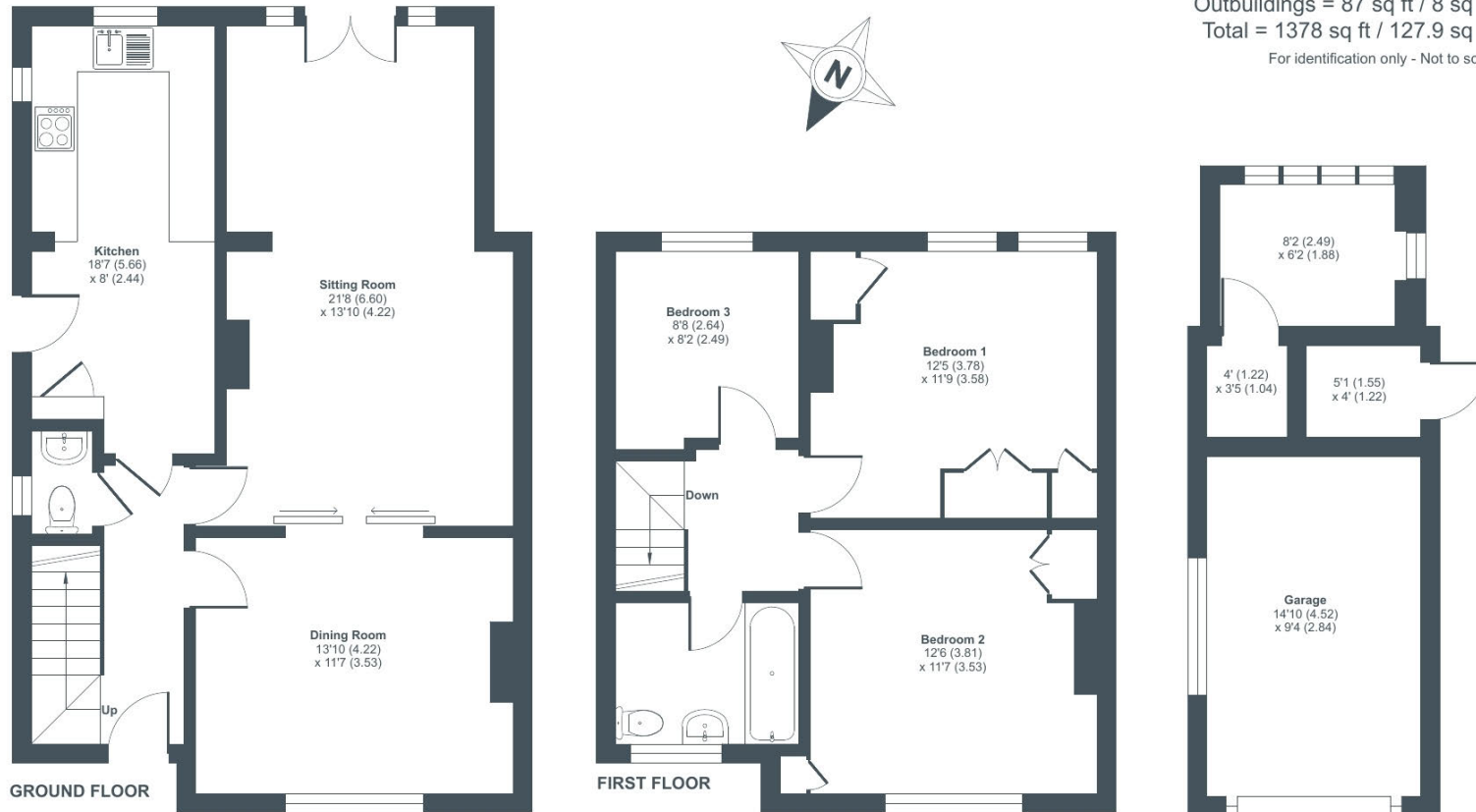
Approximate Area = 1153 sq ft / 107.1 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuildings = 87 sq ft / 8 sq m

Total = 1378 sq ft / 127.9 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). © nthecon 2024. Produced for Perry Bishop. REF: 1115066



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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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