

# PerryBishop

PROPERTY MADE PERSONAL

**Linfoot Road**, Tetbury, Gloucestershire, GL8 8BX



Located in a quiet cul-de-sac • Far reaching views across fields from the front aspect • Modern town house • Fitted kitchen with access onto the rear garden • Sitting room with lovely views • Potential to create fourth bedroom • Single garage • Pretty terrace garden • EPC C





# Linfoot Road,

Tetbury, Gloucestershire, GL8 8BX

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Located in a quiet cul-de-sac with far reaching views across the fields lies this modern town house.

Approached into the hallway with a downstairs cloakroom having plumbing and space for washing machine and tumble drier and further storage cupboard. leading through to the rear reception, currently used as study. This room can have a multitude of purposes - cinema room, cosy snug, teenage den or perhaps a bedroom. Adjacent to the bedroom are large storage cupboards with potential to create an en-suite shower room.

Upstairs on the first floor is a kitchen-diner with integrated appliances and rear access to the landscaped garden, a range of base and wall units and planned space for appliances with plenty of room for a table. There is a sitting room with a feature fireplace and lovely views.

On the second floor are two double bedrooms and a single bedroom and the family bathroom with a bath and an overhead shower.

Outside there is a tarmac driveway leading to a single garage with an electric up and over door. The rear garden is enclosed with patio, decking, and fixed wall canopy, beautifully crafted stone walls provide a terracing effect with which to enjoy different parts of the garden and different times of the day.

## 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 the centre of town the property is reached by car by driving down Long Street and taking the first left into New Church Street which becomes Charlton Road. Then taking the first right turn into Sherwood Road and then first left into Linfoot Road and number 10 will be found on the right hand side.

Alternatively, it is within an easy walk by going down the footpath between the Close Hotel and the Highgrove Shop, past the library into Close Gardens and across the road in front of the Fire Station, through the Churchyard into Sherwood Road. Turning right and follow the pavement until you reach Linfoot Road on the right, number 10 will be found on the right.

#### Services & Tenure

The tenure is Freehold.

#### Local Authority

Cotswold District Council

Council Tax Band: D

#### Our reference

TET/JR/RN/16042024

#### We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



### *what the owner said*

"Ideally situated for the town - outlook, the cul-de-sac, parking and friendly neighbours."





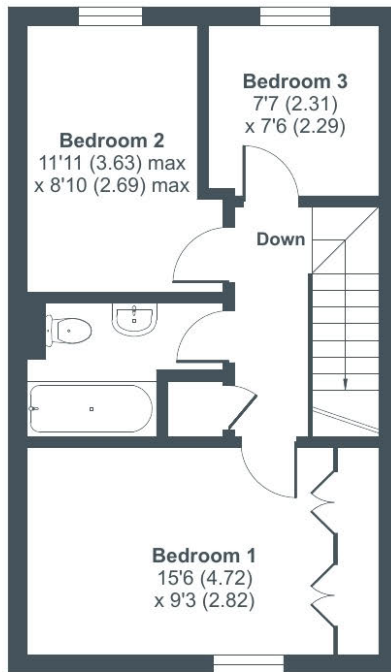
# Linfoot Road, Tetbury, Gloucestershire, GL8

Approximate Area = 1188 sq ft / 110.3 sq m

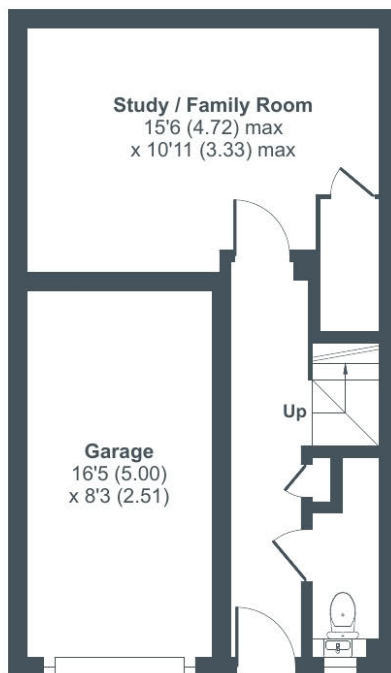
Garage = 138 sq ft / 12.8 sq m

Total = 1326 sq ft / 123.1 sq m

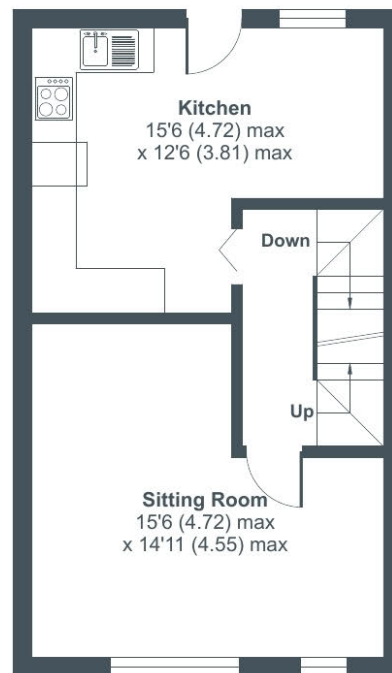
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1112291



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

**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

