

## Braybrooke Close, Tetbury, GL8 8GZ



Charming semi-detached house • Convenient location • Non estate setting • Separate sitting room, dining room, and cloakroom • Addition of a conservatory with utility area • Private enclosed garden, with gated access onto the driveway • Driveway parking and single garage • Sought after location • EPC TBC

# Braybrooke Close, Tetbury, GL8 8GZ

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Discover the epitome of modern living in this charming and conveniently located semi-detached house. Boasting three bedrooms, this property exudes a bright and contemporary ambience, offering a perfect blend of style and comfort. The non estate setting provides a peaceful retreat, ideal for those seeking a tranquil lifestyle.

Approached into an entrance hall with stairs to first floor, cloakroom, sitting room and separate dining room, fitted kitchen taking you into the conservatory/utility area. First floor landing gives access to all three bedrooms and bathroom with modern white suite.

There is a private enclosed rear garden, main laid to lawn flower raised flower beds, gated access onto the driveway.

The property features off-street parking and a garage, ensuring convenience and practicality for residents.

Situated in a sought-after neighbourhood, this residence offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals.

## 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.

## Amenities

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.

## Directions

From our office in Church Street take the first exit off the roundabout into Long Street. Follow this road to the roundabout take the first exit into Braybroke Close, number 6 is located on the right hand side.

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## Services & Tenure

The tenure is freehold. Mains gas, electricity, and drainage are understood to be connected.

## Local Authority

Cotswold District Council.

Council Tax Band D.

## Our reference

TET/JR/CDH/03102025

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk













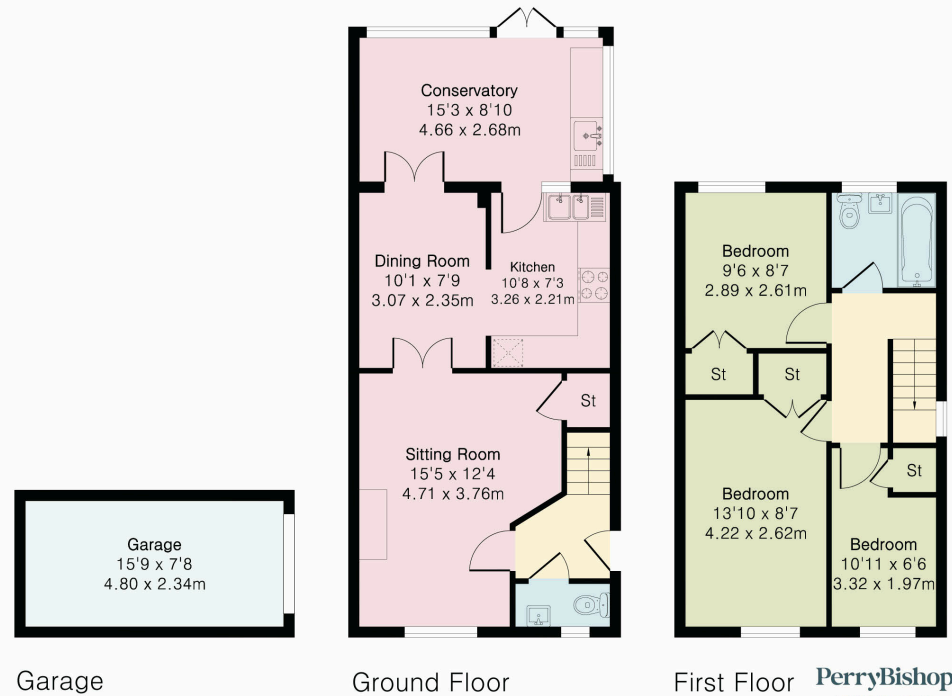


**Approximate Gross Internal Area 950 sq ft - 89 sq m  
(Excluding Garage)**

Ground Floor Area 545 sq ft – 51 sq m

First Floor Area 405 sq ft – 38 sq m

Garage Area 121 sq ft – 11 sq m



**PINK PLAN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

**PerryBishop**

PROPERTY MADE PERSONAL

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

**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.

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