

Tetbury, Gloucestershire, GL8 8YT



Spacious modern detached family home • Popular location off Conygar Road • Separate dining room • Addition of a conservatory overlooking the rear garden • Utility/cloakroom • Driveway parking for several cars • Integral garage offers the potential to create further accommodation • Enclosed rear garden • EPC D

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Key Features



4
Bedrooms



1
Bathroom



2
Receptions

About the property

Spacious, modern detached house offers a bright and convenient living space for a growing family.

Located in a sought-after neighbourhood, this well-maintained property is situated within easy reach of local amenities and both schools.

With ample natural light flowing through the living areas, this property provides a comfortable and welcoming atmosphere for daily living and entertaining.

Entrance hall which has plenty of room for coats and shoes, with staircase to the first floor. Sitting room enjoying the aspect to the front, separate dining room which takes you into conservatory overlooking the rear garden. Fitted kitchen with useful walk-in larder, access to the utility/cloakroom and integral garage.

On the first floor you will find four good sized bedrooms, two of which have large built in wardrobes, and the family shower room.

The generous enclosed garden provides the perfect outdoor retreat, while the off-street parking and garage offer convenience and security.

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

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, proceed down Long Street and bear right into London Road. Turn left opposite Tesco into Conygar Road, next right into Northlands Way, the property will be found on the left hand side.

What3Words /// tuxedos.rattler.whimpered

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band D.

Our reference

TET/JR/CDH/18062025

We'd love to hear from you

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what the owner said

Its full of light, and in a excellent location with plenty of storage.



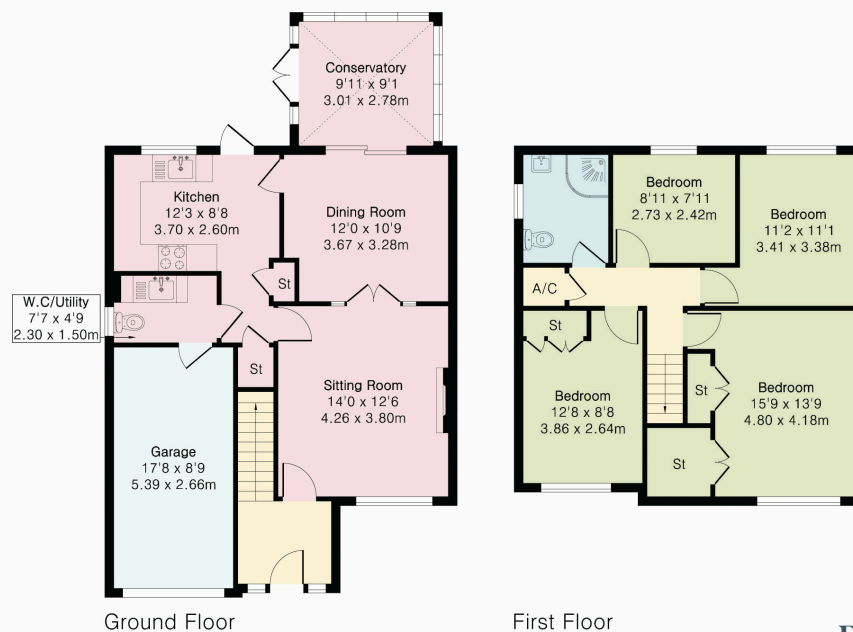




Approximate Gross Internal Area 1421 sq ft - 132 sq m

Ground Floor Area 816 sq ft – 76 sq m

First Floor Area 605 sq ft – 56 sq m



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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.

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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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