

## Braybrooke Close, Tetbury, Gloucestershire, GL8 8GZ



Modern semi-detached house • Located in a small development of similar houses • Bright and comfortable living space • Open plan kitchen/dining room • Separate conservatory with access onto the rear garden • Enclosed rear garden with water feature • Driveway parking plus single garage • No onward chain • EPC C

# Braybrooke Close,

Tetbury, Gloucestershire, GL8 8GZ

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Modern semi-detached house located in a peaceful residential area of Tetbury. This delightful property exudes a homely charm with its bright and comfortable living spaces. The well-maintained interior offers a welcoming atmosphere, perfect for relaxation and enjoyment.

The accommodation briefly comprises an entrance hall, cloakroom, a sitting room enjoying the front aspect, and an open plan fitted kitchen/dining room with access into the conservatory.

To the first floor, the landing gives access to two double bedrooms, one single, and a family bathroom.

Benefiting from a good size enclosed rear garden, off-street parking, and a garage, this property provides both convenience and practicality. The outdoor space is ideal for outdoor activities or simply unwinding in a serene environment.

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

## 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 Church Street take the first exit off the roundabout into Long Street. Follow this road to the roundabout take the first exit into Braybrooke Close, number 7 is located on the right hand side.

What 3 Words: [///walkway.goods.according](http://walkway.goods.according)

## Services & Tenure

The tenure is Freehold. All mains services are connected.

## Local Authority

Cotswold District Council

Council Tax Band: D

## Our reference

TET/JR/RN/24092024

## We'd love to hear from you

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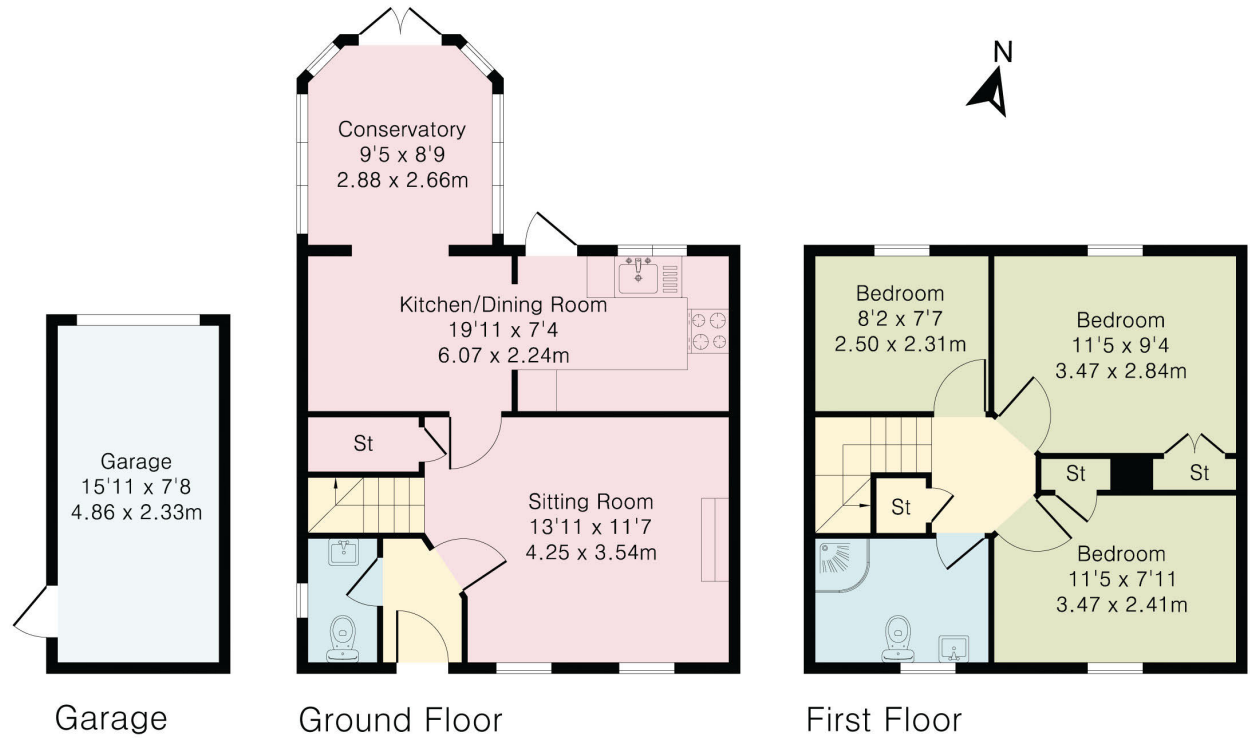


**Approximate Gross Internal Area 972 sq ft - 90 sq m**

Ground Floor Area 467 sq ft – 43 sq m

First Floor Area 383 sq ft – 36 sq m

Garage Area 122 sq ft – 11 sq m



Garage

Ground Floor

First Floor

**PerryBishop**  
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