

Tetbury, Gloucestershire, GL8 8BY



Detached modern house in a discreet cul-de-sac • Sitting room with feature fireplace • Separate dining room • Kitchen with adjacent breakfast room and utility • Large conservatory enjoying views of the garden • Single garage with electric roller door • Delightful garden with raised terrace • No onward chain • EPC D

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

Nestled discreetly at the top of a sought after cul-de-sac, this surprisingly spacious house has versatile accommodation, a short level stroll to the town centre.

Approached into the hallway where stairs rise to the first floor, there is a downstairs cloakroom. The sitting room has a feature stone fireplace and a bay window overlooking the close and the fields beyond. Glazed double doors open onto a spacious dining room with double doors onto the garden.

The kitchen has plenty of storage, well thought out working space and integrated appliances, an archway leads to a breakfast room and beyond to an adjacent utility room with access to the garage.

The conservatory at the back is a haven of tranquillity offering uninterrupted views of the garden which is a picture in the summer.

Upstairs there are two double bedrooms, the principal has an en-suite shower room, two smaller single bedrooms one of which is currently used as an office. The family bathroom has a bath with an overhead shower, and enviable amounts of storage. The wide landing has an airing cupboard and access to the loft.

Outside the driveway has room for two cars, leading to a single garage which has light and power whilst there are three visitor spaces on the road. The front garden is walled with mature plants. The rear garden has a great degree of privacy with tall hedges, the raised terrace offers views of the fields beyond.

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 Church Street take the first left into Long Street. Follow the road and take the second left (straight on) into Hampton Street. Take the first left into Chavenage Lane and turn left into Newleaze Gardens. Take the left hand fork and the house is the first on the left.

What3Words /// success.offshore.stirs

Services & Tenure

The tenure is freehold

All mains services are understood to be connected

Local Authority

Cotswold District Council

Council Tax Band F

Our reference

TET/HP/CDH/23052025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

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what the owner said

The house is very well designed and well built. Access to Tetbury is on level and takes 10 minutes. Views from the garden across fields. The house faces East/West so good sun all day. Attractive gardens with trees.



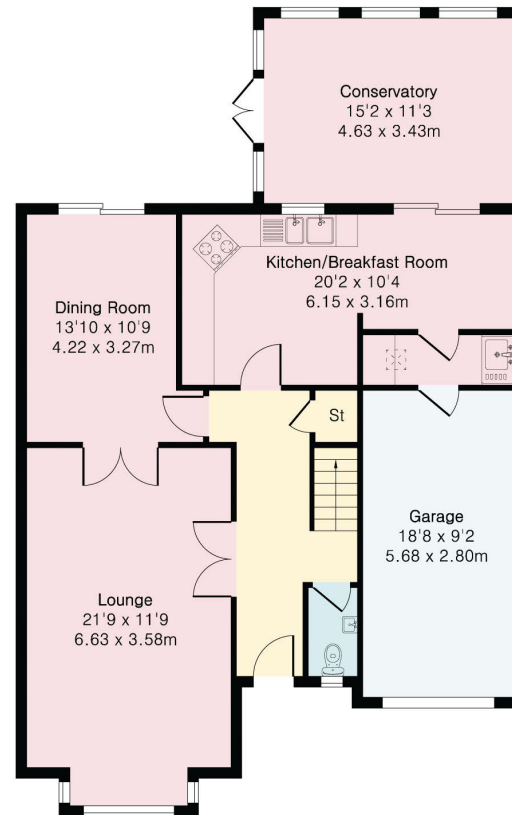




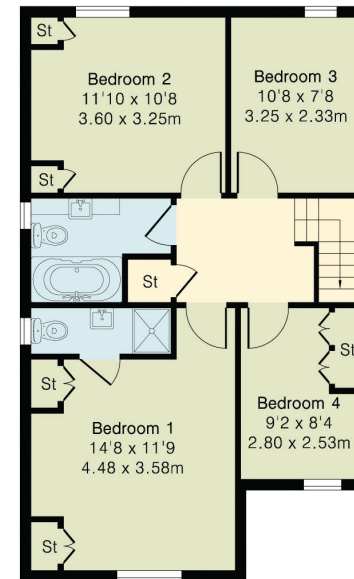
Approximate Gross Internal Area 1740 sq ft - 162 sq m

Ground Floor Area 1108 sq ft – 103 sq m

First Floor Area 632 sq ft – 59 sq m



Ground Floor



First Floor

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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.

