

Tetbury, Gloucestershire, GL8 8GJ



Built in 2018 by Lion Court Homes • Bright and inviting with a comfortable feel • Fitted kitchen/dining room with access onto the rear garden • Sitting room located to the front • Principal bedroom with en-suite shower room • Two further good size bedrooms • Enclosed rear garden • Off street parking for two cars, located to the side of the property • EPC B

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Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Modern end terrace house in a sought-after location, just out the outskirts of Tetbury and forms part of the Regency Walk development built by Lion Court Homes in 2018.

This charming property is bright and inviting, offering a comfortable and homely feel throughout. The house is modern and secure, perfect for a young family or even someone downsizing looking. Enter the property into the entrance hall with cloakroom, sitting room aspect to the front. Located to the rear of the property is the open plan kitchen/dining room with double doors onto the rear garden.

First floor landing gives access to the principle bedroom located to the rear of the property with en-suite shower room, second double bedroom, single bedroom which would make an excellent home office. Family bathroom.

Externally, the property boasts a well-maintained garden, ideal for outdoor entertaining or relaxation. Off-street parking for two cars is available to the side of the property.

Situated in a desirable area, close to local amenities, schools, and transport links, this property offers a fantastic opportunity to own a modern and well-appointed family home.

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 second exit on the roundabout into Chipping Street, continue past The Chipping car park and continue onto Cirencester Road. Go past The Royal Oak, follow this road, left into Jasmine Gardens and left again, this will take you to the rear of the property.

What3Words [/// cringes.smug.menu](https://www.what3words.com/#!/cringes.smug.menu)

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

TET/JR/CDH/03092025

We'd love to hear from you

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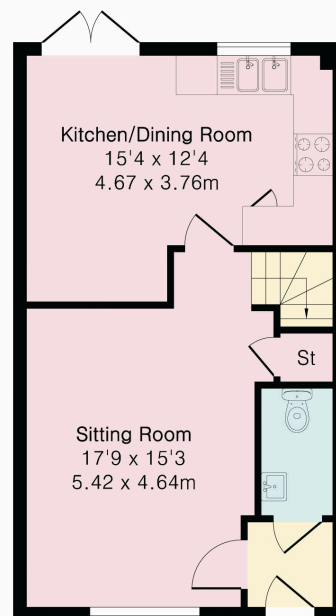




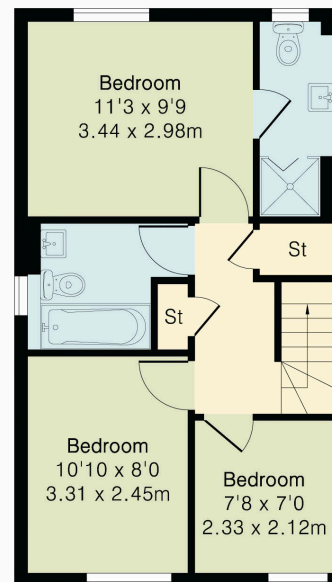
Approximate Gross Internal Area 846 sq ft - 78 sq m

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 423 sq ft – 39 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



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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