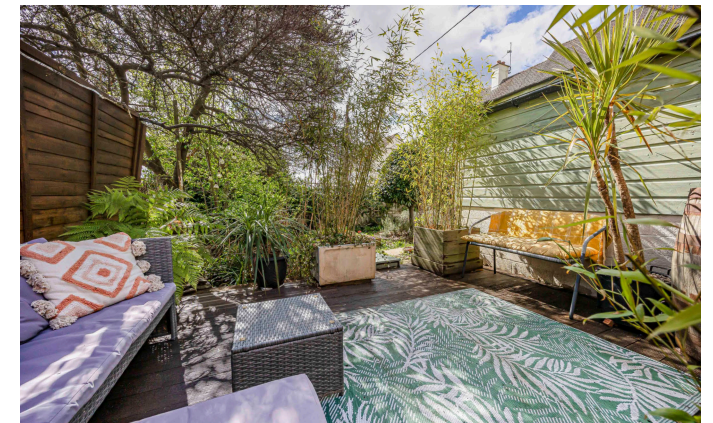


15 Highfield Road, Tetbury, Gloucestershire, GL8 8BD



Comfortable and spacious family home • Located in the heart of Tetbury within walking distance of Schools • Open plan fitted kitchen/dining room • Large utility room • Ground floor shower room • Good size bedrooms • Converted attic room with potential to create a gym/home office • Driveway parking • EPC C

15 Highfield Road,

Tetbury, Gloucestershire, GL8 8BD

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Introducing this spacious family home in the heart of the vibrant town of Tetbury. The property offers a comfortable, roomy and homely living space, perfect for a growing family or those seeking a convenient Cotswold town lifestyle.

The ground floor includes entrance hall with stairway to first floor; sitting room with double doors to the rear garden; fitted kitchen/dining room; large utility, and shower room with underfloor heating.

To the first floor there are four good sized bedrooms and a family bathroom. The large loft space, accessed by loft ladder, has been converted with lights, electric sockets and velux windows and is currently used as a home office.

The house boasts a well-maintained back garden as well as a courtyard garden to the front. Benefits from large driveway plus dedicated space in nearby car park.

The interior is thoughtfully designed, providing a welcoming atmosphere throughout. Within easy walking distance of local amenities, attractive countryside, schools and transport links, this property is an excellent choice for those seeking a blend of comfort and convenience.

This property is subject to a covenant under the 157 Housing Act 1985. This covenant is entered on the title of all homes originally sold under the Right to Buy Scheme in the Cotswold area of Outstanding Natural Beauty. This is to ensure homes developed with public funding are retained by people with a local connection and who will live in the property as their only home. In accordance with the statute, consent is also needed if the property is to be let.

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.

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.

Directions

From our office in the centre of town proceed down Long Street. At the junction with London Road fork left into Hampton Street. Take the third turning into Lowfield Road and 2nd right into Highfield Road, number 15 will be found on the right hand side.

What 3 words : pushes.post.sums

Services & Tenure

The tenure is Freehold

All mains services are connected

Local Authority

Cotswold District Council

Council Tax Band : C

Our reference

TET/JR/JK/120325

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

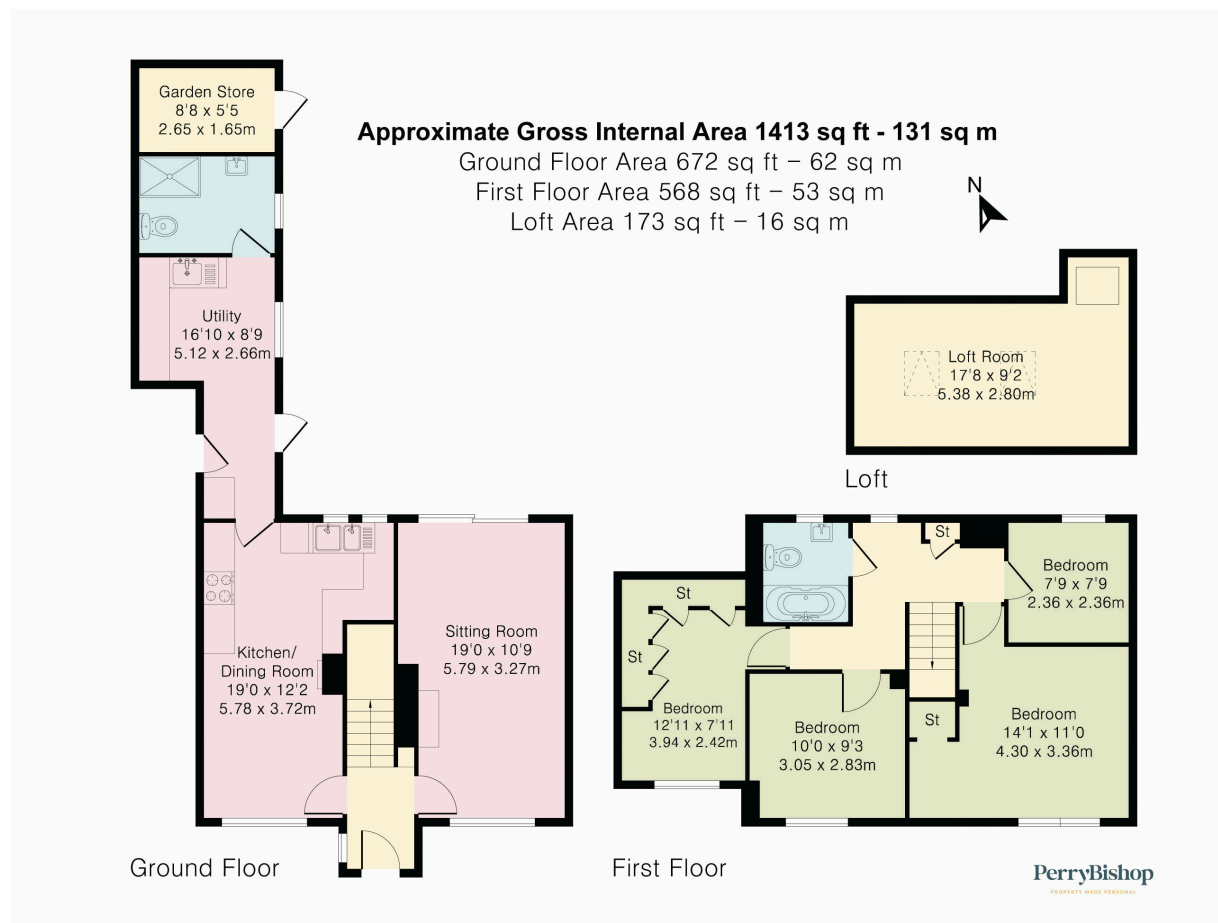
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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on 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.

Gloucestershire • Oxfordshire • Wiltshire

