

## Conygar Road, Tetbury, Gloucestershire, GL8 8JF



Modern detached family home with spacious layout • Sitting room located to the front • Open plan fitted kitchen/dining/living space with double doors on to the rear garden • Useful utility room with side access • Cloakroom • Two bathrooms • South-facing rear garden • Integral garage and plenty of driveway parking • EPC D

# Conygar Road, Tetbury, Gloucestershire, GL8 8JF

## Key Features



4  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Step inside this modern detached family home that exudes charm and sophistication. The property boasts a bright and inviting interior, perfect for luxurious living.

The spacious layout offers a comfortable and modern living space, ideal for families or those who love to entertain.

Enter into the enclosed porch which takes you into the sitting room with staircase to first floor. Located to the rear of the property is the most fabulous open plan fitted kitchen/dining/living space with double doors onto the rear garden. The property benefits from a useful utility room with access to the side garden, integral garage and cloakroom.

Principal bedroom with en-suite shower room, three further good size bedrooms and modern family bathroom.

The property features an enclosed south facing rear garden which is mainly laid to lawn, off-street parking, and a garage, providing convenience and practicality.

Situated in a sought-after location, being close to local amenities including both schools.

## 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. Take the fourth turning left into Conygar Road where the property will be seen on the left hand side.

What3Words: ///lunes.kickbacks.grapevine

## 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/MS/02042025

## 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*

"Good sized plot, quieter part of the street. Bright and airy with a south facing garden."











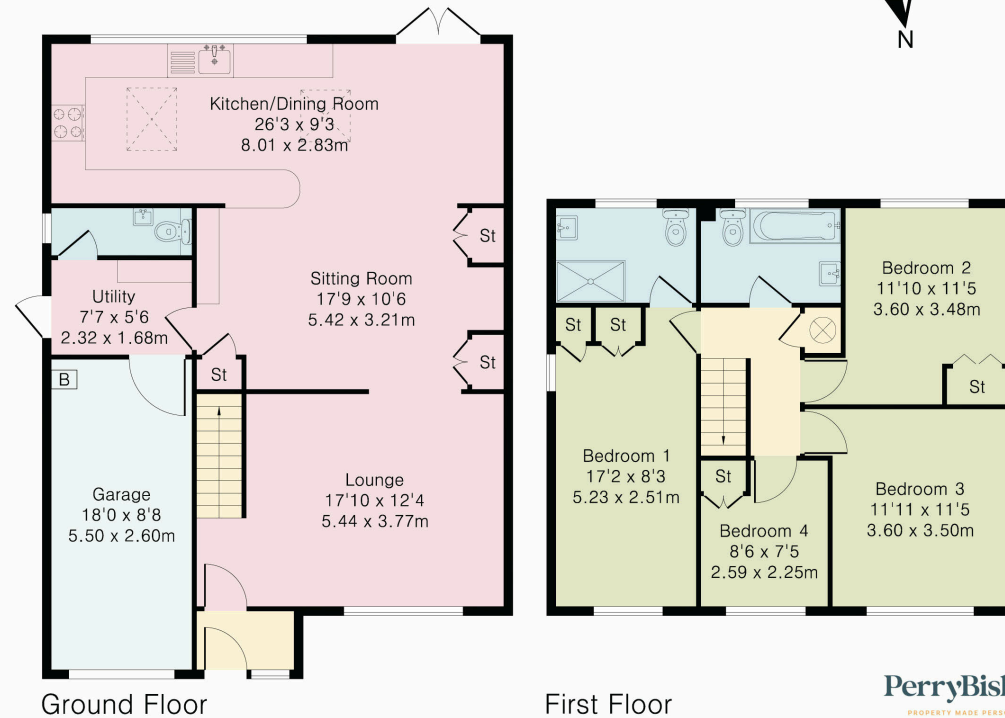




## Approximate Gross Internal Area 1520 sq ft - 142 sq m

Ground Floor Area 911 sq ft – 85 sq m

First Floor Area 609 sq ft – 57 sq m



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.



**PerryBishop**  
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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

