

PerryBishop

PROPERTY MADE PERSONAL



Tetbury, Gloucestershire, GL8 8HJ

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Key Features



5

Bedrooms



3

Bathrooms



3

Receptions

- An impressive five bedroom home, in a leafy cul-de-sac
- Large kitchen-sitting-dining room, separate utility room
- Elegant sitting room with double doors onto the terrace
- Principal bedroom with dressing room and en-suite shower room
- Bedroom two with en-suite shower room
- Gardens stretching to Herd Lane
- Double garage and ample parking
- No onward chain

About the property

An impressive five bedroom natural stone house, within a leafy cul-de-sac within walking distance of the town centre.

Approached into a large block paved driveway leading to a double garage with two electric up and over doors, the setting is private and belies the promise held within.

Generously proportioned the entrance hall is impressive with a cloak cupboard, under stairs storage and a downstairs cloakroom. Off the hallway is a large dining room, perfect for Christmas parties, an elegant sitting room with double doors onto the terrace and a feature stone fireplace with an electric fire.

The study is a great size for a work from home office or could make a child's playroom. The utility room has space for appliances and a door to the side of the house.

The elegantly designed kitchen has Cotswold green cabinets and drawers with a white stone worksurface. Integrated appliances include a dishwasher, fridge/freezer, five burner gas hob and a Siemens oven with a built in microwave. The open

plan nature of the kitchen allows plenty of room for a breakfast table and sofas in the family area overlooking the garden.

Upstairs there are five well-proportioned bedrooms, two with en-suites and the principal bedroom having a dressing room. The family bathroom and principal bedroom en-suite have a bath and separate shower .

Outside the front has a small garden with a gate leading to the side of the house, the garden is an unusual shape with patios immediately outside the double doors, mainly laid to grass with the lawn stretching behind the garage. An arbour leads to a gated area which runs down to the nature reserve and Herd Lane, this pretty walk is a perfect dog walk to The Trouble House one way or The Goods Shed on the other side. This area has been rewilded to create a natural environment and needs to remain so.

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, go straight across at the roundabout into Chipping Street. Follow the road into Cirencester Road, take the second turning on the right into Dormers Close, follow the road round to the right and the property can be found on the left hand side.

What3Words /// reputable.late.flopped

Services & Tenure

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

Local Authority

Cotswold District Council.

Council Tax Band G.

Our reference

TET/HP/CDH/28082025

We'd love to hear from you

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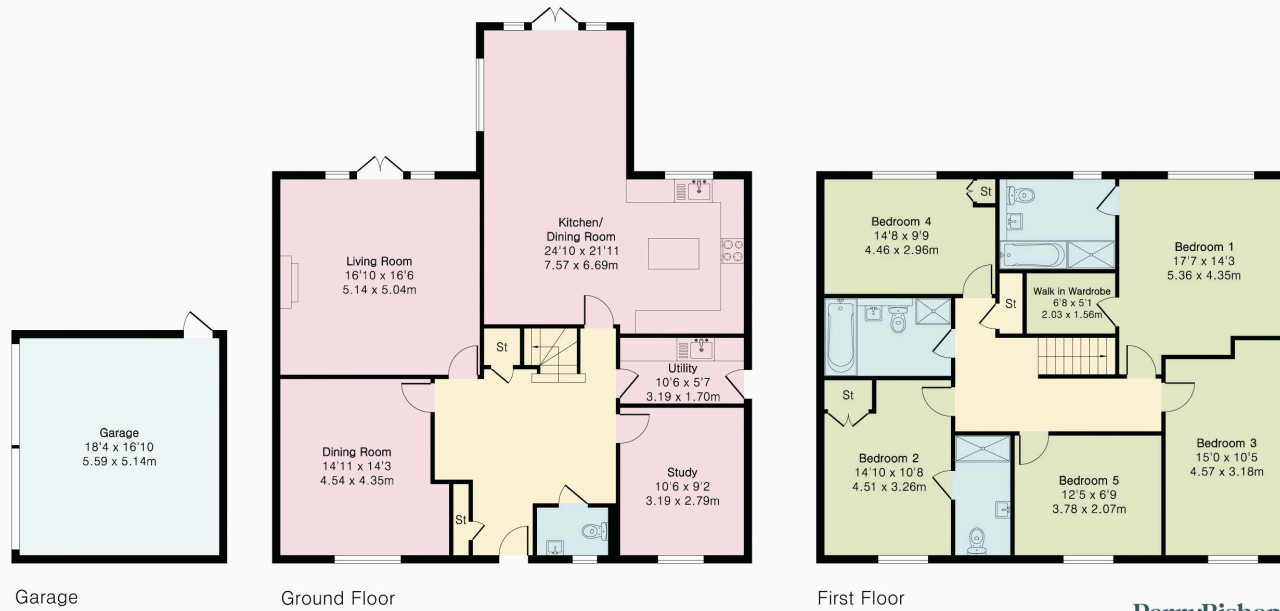


**Approximate Gross Internal Area 2637 sq ft - 245 sq m
(Excluding Garage)**

Ground Floor Area 1394 sq ft – 130 sq m

First Floor Area 1243 sq ft – 115 sq m

Garage Area 309 sq ft – 29 sq m



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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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