

23 Sherwood Road



Beautifully presented modern terrace home • Short walk away from the town centre and countryside • Popular cul-de-sac location • Recently re-fitted kitchen/breakfast room • Addition of a conservatory overlooking the garden • Driveway parking to the front • Single integral garage • Private and enclosed rear garden • EPC C

23 Sherwood Road

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

This beautifully presented modern house is nestled within a cul-de-sac location, a short walk away from the town centre and local amenities.

On entering the property from the front this takes you into the sitting room, recently fitted kitchen with breakfast bar area. There is an addition of a conservatory that could be used as a separate dining room which overlooks the rear garden.

First floor landing gives access to the three good size bedrooms and family bathroom with modern white suite.

Outside the front garden has a pathway to entrance, driveway parking which takes you to the integral garage which could be converted into further accommodation if desired

The rear garden is private and enclosed which has created a paved low maintenance garden with flower and shrub borders which backs onto St. Saviours Church Yard.

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 the property is reached by car by driving down Long Street and taking the first left into New Church Street which becomes Charlton Road. Then taking the first right turn into Sherwood Road. Follow Sherwood Road to the top of the hill where the property can be found at the head of the cul-de-sac.

Alternatively, it is within an easy walk by going down the footpath between the Close Hotel and the Highgrove Shop, past the library into Close Gardens and across the road in front of the Fire Station, through the Churchyard. Turn left when reaching Sherwood Road, the property can be found at the head of the cul-de-sac.

Services & Tenure

The tenure is freehold.

All mains services understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band C

Our reference

TET/JR/CDH/16052025

We'd love to hear from you

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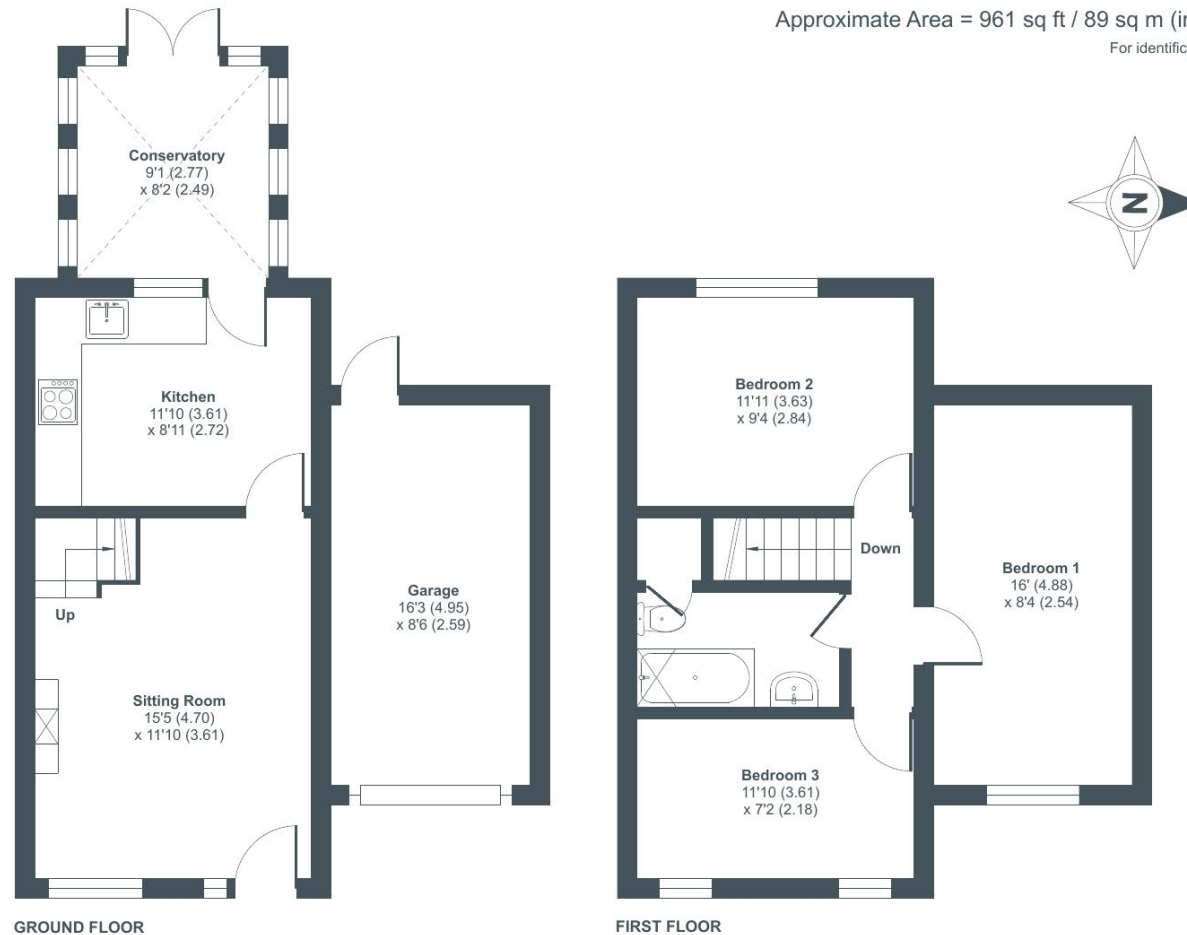




Sherwood Road, Tetbury, Gloucestershire, GL8

Approximate Area = 961 sq ft / 89 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Perry Bishop & Chambers. REF: 865172



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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.

