

Beech Tree Gardens, Tetbury, Gloucestershire, GL8 8TR



Modern end terrace house • Cul-de-sac location within a short stroll to the town centre •
Conservatory with access to the rear garden • Separate sitting room • Cloakroom •
Kitchen/Breakfast room • Good size garden located to the side • Private parking to the rear • EPC D

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Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A very conveniently situated two bedroom house with a large garden located to the side of the property with "The Beech Tree", after which the close is named.

This modern property enjoys a small non estate cul de sac setting within an easy level walking distance of Tesco and the town centre. The accommodation consists of an entrance hall with stairs to the first floor. The sitting room is at the front of the house, beyond this is a good size fitted kitchen, with a feature breakfast bar and double French doors into the conservatory, a versatile room which could be used as a dining room or a playroom, and a separate cloakroom.

At first floor level, the main bedroom has two built-in wardrobes, bedroom two is also a double and overlooks the rear garden. There is a separate family bathroom with a modern suite.

There are two allocated parking spaces located at the rear of the property. The rear garden has been designed for low maintenance

with a patio area. The side garden is a very good size and mainly laid to lawn, a blank canvas for any keen gardener.

There is potential to build a two storey extension to the side of the house, subject to the relevant planning permission.

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 second turning left into Beech Tree Gardens, bear right and the property will be found on the left hand side facing London Road.

What3Words /// globe.return.handrail

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band B

Our reference

TET/JR/CDH/21052025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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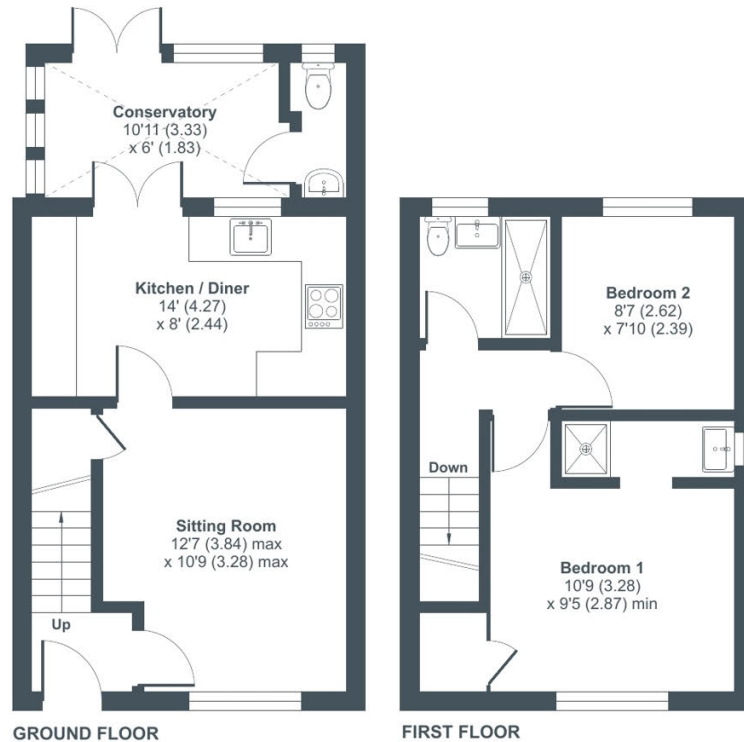
E: tetbury@perrybishop.co.uk



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Approximate Area = 682 sq ft / 63.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1010609



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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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