

# PerryBishop

PROPERTY MADE PERSONAL



**The Damsells,** Tetbury, GL8 8JA

# The Damsells,

Tetbury, GL8 8JA

## Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

- Detached house in a sought after cul-de-sac
- Stunning kitchen-breakfast room
- Open plan dining- sitting room
- Useful utility room with plenty of storage
- Work from home office with Wi-Fi, electric and heating
- Driveway parking leading to a single garage
- Mature gardens on three sides.
- EPC - C

## About the property

Nestled at the top of a much sought after cul-de-sac, set within striking distance of the town centre but enjoying a great deal of privacy.

Approached into a spacious hallway with stairs rising to the first floor, with storage beneath, a dining room/playroom and a downstairs cloakroom.

The impressive open plan sitting-dining room opens into the beautiful kitchen with a roof lantern above, plenty of space for all the family to be close but have their own space, offering excellent natural light, with views overlooking the rear and front gardens. This flows through to an excellent bespoke kitchen breakfast room, complete with a range of both wall and floor mounted units and integrated appliances. Double doors open into the garden.

Adjacent is a useful utility room with planned space for appliances, a bespoke pantry cupboard for storing wine, a workshop with access to the garage which has an electric door.

Upstairs on the first floor there are two double bedrooms and a smaller bedroom, the family bathroom has a contemporary feel with a bath and separate shower. Upstairs on the second floor is a large bedroom with bespoke storage in the eaves and with an en-suite shower room.

Outside there is parking for several cars leading to the single garage, the gardens wraparound the house with a raised grass area, raised Cotswold stone beds filled with mature plants. A terraced area is

perfect for entertaining, there is a play area for the children and a stunning home office with electric, heating and wifi, tucked into the corner of the garden.

## 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 at Malmesbury.

## Directions

From our office in Church Street take the first exit off the roundabout into Long Street. Follow the road as it bends round to the right into London Road. After the traffic lights turn right into Priory Way, take the second right into The Damsells and follow the road around to the left and the house can be found at the top of the cul-de-sac on the left



hand side.

What3Words /// cherry.adjusted.blanking

#### 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/18092025

#### We'd love to hear from you

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E: tetbury@perrybishop.co.uk

### *what the owner said*

We love the location, 5 minutes to town and Tesco as well as easy access to the Goods Shed for events and children's play area. The road itself is very quiet and being at the end of the cul-de-sac it is very safe for the kids to play with bikes/scooters on the road. Also a reasonable distance from the London road so minimal ambient road noise.

House itself is spacious with lots of storage (aided by the addition of built in furniture in the utility space and top bedroom). We love the kitchen which is really light all year round. Fully refurbished less than 10 years ago so nothing needs doing beyond decoration. The wraparound garden has lots of character with the long Cotswold stone wall and raised stone beds.

Garden office installed in 2023 provides a lovely place to work year-round with its own dedicated WIFI and Ethernet connections.







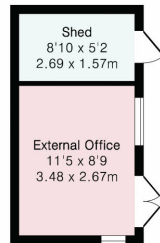


**Approximate Gross Internal Area 2448 sq ft - 228 sq m  
(Including Garage)**

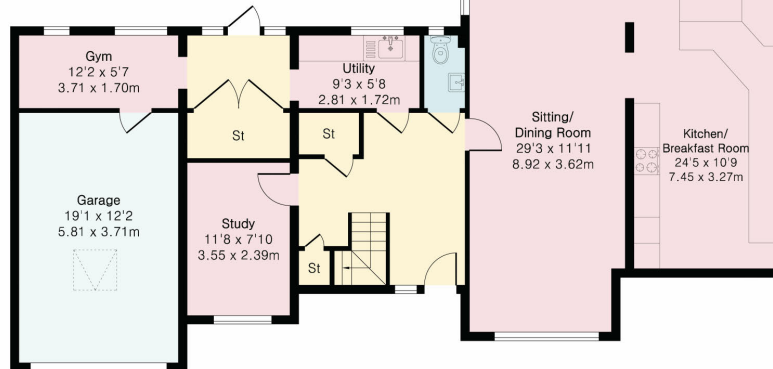
Ground Floor Area 1517 sq ft – 141 sq m

First Floor Area 633 sq ft – 59 sq m

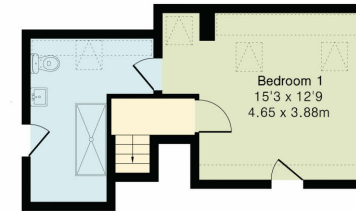
Second Floor Area 298 sq ft – 28 sq m



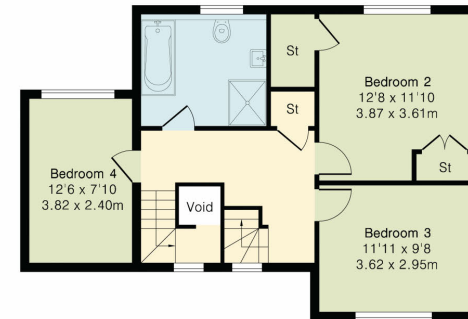
Ground Floor



Ground Floor



Second Floor



First Floor

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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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