

PerryBishop

PROPERTY MADE PERSONAL

Highfield Farm, Tetbury, Gloucestershire, GL8 8SD



Charming period stable conversion • Property requires updating • Open plan kitchen/dining room
• Separate sitting room • Double bedroom • Good size garden • Off street parking • No onward
chain • EPC E



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Key Features



1
Bedroom



1
Bathroom



2
Receptions

About the property

Charming stable conversion end of terrace house, converted in the 1980s which now requires updating.

This period property is located within the curtilage of a listed building.

Enter into the spacious entrance hall with staircase to first floor. There is an open plan kitchen/dining room and separate sitting room. There is a further room to the rear of the property which could create a utility room or cloakroom with access onto the rear garden.

On the first floor, you will find one double bedroom and bathroom.

The property features a good size garden (approx 20m long), providing a peaceful outdoor space to relax and entertain. Additionally, there is convenient off-street parking available.

Situated in a desirable neighbourhood, this home offers easy access to local amenities, schools, and transport links. Perfect for first-time buyers, investors, or those looking to downsize, this property presents a fantastic opportunity to own a characterful home which offers a blank canvas.

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 with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both 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, take the first exit off the roundabout into Long Street. Follow this road as it bends round to the left and continue until the Audi garage roundabout. At this roundabout go straight across, turn left into Cherish Salon. Take the next right, follow this land to the end where number 5 will be found on the right hand side.

What3Words /// solved.explained.fended

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/23062025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

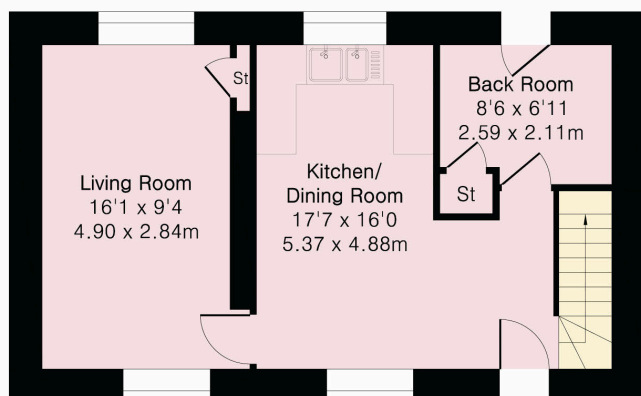
E: tetbury@perrybishop.co.uk



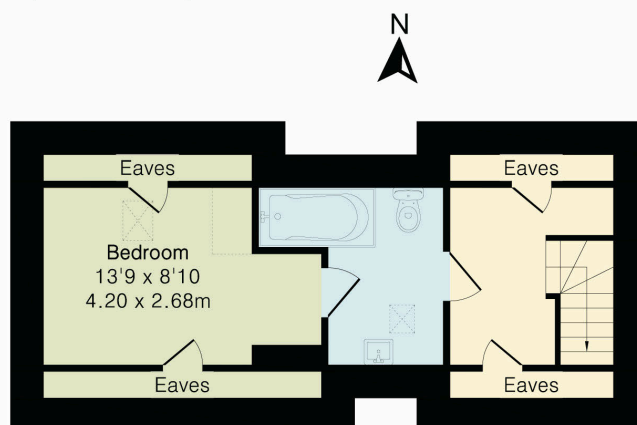
Approximate Gross Internal Area 702 sq ft - 65 sq m

Ground Floor Area 454 sq ft – 42 sq m

First Floor Area 248 sq ft – 23 sq m



Ground Floor



First Floor

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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.

Gloucestershire • Oxfordshire • Wiltshire

