

Tetbury, Gloucestershire, GL8 8JA



Detached house at the top of the cul-de-sac • Owned by the same family for over 50 years • Spacious, light filled rooms • Large conservatory overlooking the gardens • Potential to create a larger kitchen • Beautiful gardens which wrap around the house • Large double garage with electric doors and a workshop at the back • No onward chain • EPC E

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Key Features



4
Bedrooms



1
Bathroom



3
Receptions

About the property

Sitting at the head of this delightful cul-de-sac, this detached stone house sits on a larger than expected plot and is within easy walking distance of the town centre.

The accommodation consists of a welcoming entrance hall with cloakroom and staircase to landing. The light and airy sitting room is imposing with a feature fireplace and double glazed doors out into the conservatory with views over the garden. There is a separate dining room with a window to the front, and an 'L' shaped kitchen/breakfast room with a range of light oak units and access into the garden.

On the first floor there are four bedrooms and a family bathroom with a modern white suite.

Outside there is a good size driveway with ample parking for several cars leading to a large size detached double garage with twin up and over electric doors.

The garage is large and has room to park two cars and have a workshop at the back, alternatively this could be converted into a work from home office.

There is plenty of potential with the house to extend or convert, subject to planning.

The gardens to the front, rear and left hand side are laid to lawn with well-stocked, mature borders of trees and shrubs, a patio and greenhouse.

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 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.

What3Words /// third.placidly.mice

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band F.

Our reference

TET/HP/CDH/02062025

We'd love to hear from you

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Approximate Gross Internal Area 1842 sq ft - 171 sq m

Ground Floor Area 831 sq ft - 77 sq m

First Floor Area 602 sq ft - 56 sq m

Garage Area 409 sq ft - 38 sq m



Although this plan is based on the highest use of space, measurements are approximate and no responsibility is taken for any errors or omissions. These plans are for information only and should not be used as a basis for any decision. No guarantee is given as to the accuracy of the measurements. The figure is for information only and should not be used 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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