

Tetbury, GL8 8BU



Modern town house • Walking distance to town centre and countryside walks • Well presented and spacious accommodation • Open plan kitchen/dining room/sitting room • Sitting room with access to the rear garden • Good size bedrooms • Driveway parking for 2 cars • Enclosed rear garden • EPC C

## Tetbury, GL8 8BU

### Key Features



4  
Bedrooms



2  
Bathrooms



1  
Reception

### About the property

A modern town house, settled in the popular Sherwood Road, within walking distance of the town centre but close enough to the edge to ensure lovely views and good walking close by.

The very well presented accommodation has been re-figured to provide an excellent family home.

The accommodation comprises: entrance hall with cloakroom, open plan fitted kitchen/dining/sitting room with integrated appliances, window to front elevation and stairs to first floor.

First floor sitting room with access to the rear garden, master bedroom with an aspect to front enjoying views towards farmland plus en-suite shower room.

Second floor there are two further double bedrooms and one single bedroom plus family bathroom with separate shower cubicle.

The property benefits further from front garden, plus driveway parking for two vehicles.

The rear garden is private and secure with patio and steps to a lawn area.

### 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 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 and then taking the first right turn into Sherwood Road where the property will be seen on the right. 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 and into Sherwood Road.

What3Words /// cried.curbed.outlooks

### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

### Local Authority

Cotswold District Council.

Council Tax Band D.

### Our reference

TET/JR/CDH/24062025

### We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

*what the owner said*

Very safe, lovely neighbours, only moving as want the horses at home.













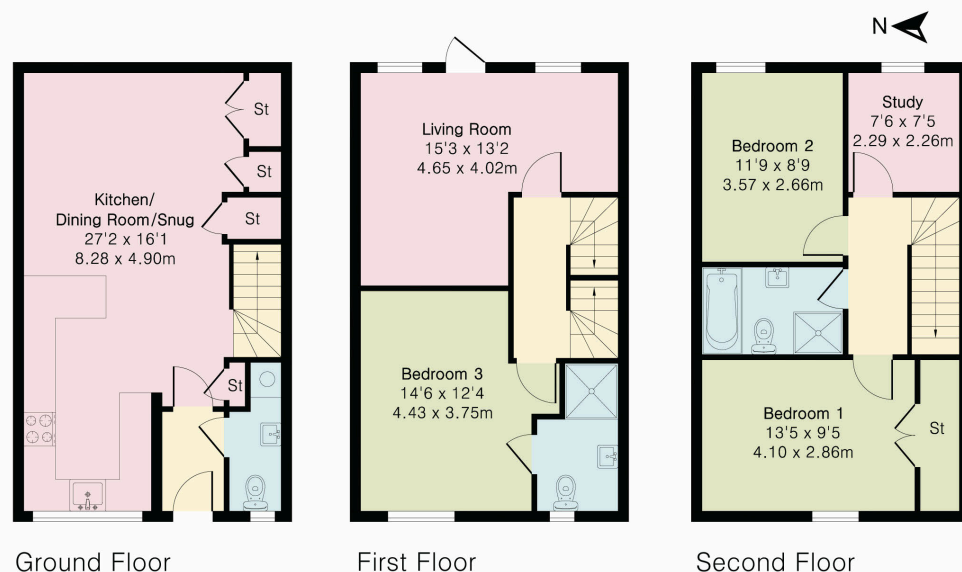


## Approximate Gross Internal Area 1259 sq ft - 116 sq m

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 411 sq ft – 38 sq m

Second Floor Area 436 sq ft – 40 sq m



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PROPERTY MADE PERSONAL



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.

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