

# PerryBishop

PROPERTY MADE PERSONAL



**Cirencester Road** Tetbury, GL8 8GJ

# Cirencester Road

Tetbury, GL8 8GJ

## Key Features



5  
Bedrooms



3  
Bathrooms



2  
Receptions

- Immaculately presented modern house, built by Lioncourt in 2020
- Large sociable kitchen-diner with double doors into the garden
- Light and airy sitting room
- Separate study/play room
- Great storage
- Principal bedroom and bedroom 2 with en-suites
- Single garage and parking

## About the property

An immaculately presented five-bedroom family home, set within a highly regarded modern development on the outskirts of Tetbury, featuring a generous garden.

This contemporary home forms part of the Regency Walk development, built by Lioncourt Homes on the northern edge of Tetbury. Designed to complement the traditional Cotswold style while offering modern layouts, the development blends classic aesthetics with 21st-century living. Completed in 2020, this particular property is positioned on the fringe of the development and offers approximately 1,688 sq. ft. of accommodation arranged over two floors, and benefits from the remaining 5 years of the NHBC warranty.

Upon entering through the front door, you are welcomed into a central hallway that provides access to both reception rooms, the kitchen/dining/family room, a cloakroom with W.C, and stairs to the first floor.

To the right, the sociable open-plan kitchen spans the full depth of the property. It features a front-facing window and rear French doors opening onto the garden, enhancing the flow of natural light. The kitchen is well-appointed with a stylish range of wall and base units topped with quartz worktops, and includes integrated appliances such as a double oven, hob with extractor, fridge freezer, washing machine and dishwasher. There's ample space for a large dining table and optional seating area.

Glazed oak double doors lead from the kitchen into the spacious sitting room, which also connects to the hallway and includes further French doors that open to the garden. The second reception room offers flexible use—as a home office or playroom—catering to a variety of lifestyle needs. The cupboard under the stairs is useful for storing a vacuum and ironing board with electrics and enough room for a tumble drier.

Upstairs, a galleried landing provides access to five bedrooms, the family bathroom, and a storage cupboard housing the hot water cylinder. Four of the bedrooms are comfortable doubles, with two benefitting from stylish en-suite shower rooms. The fifth bedroom, currently a generous single, would also accommodate a double bed and enjoys a pleasant outlook over the Cotswold countryside. The family bathroom matches the finish of the en-suites with modern tiling, a white suite, and a heated towel rail.

The rear garden enjoys a westerly aspect and is mainly laid to lawn, bordered by an attractive Cotswold stone wall. A paved terrace spans the rear of the house, offering an ideal space for outdoor entertaining. To the side, a low-maintenance children's play area has been created with artificial turf.

Adjacent to the garden is a driveway with parking for two vehicles, leading to a single garage equipped with power, lighting, and an up-and-over door. The front of the property features a neatly maintained lawn enclosed by classic estate fencing.

## 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.



### 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.

### Directions

From our office in Church Street, at the roundabout go straight across into Chipping Street. Follow the road past the Royal Oak and along Cirencester Road. Turn left into Jasmine Gardens and follow the road round to the right. The house can be found at the end of the cul-de-sac on the right hand side.

What 3 Words ///fiction.browsers.cheesy

### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water – Mains Supply  
Sewerage - Mains Supply  
Heating - Gas

### Local Authority

Cotswold District Council  
Council Tax Band - F

### Our reference

TET250150  
18th February 2026

### We'd love to hear from you

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**Approximate Gross Internal Area 1689 sq ft - 157 sq m  
(Excluding Garage)**

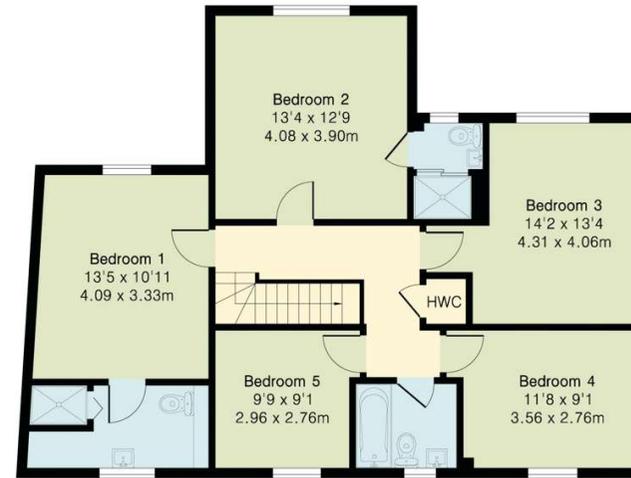
Ground Floor Area 730 sq ft – 68 sq m

First Floor Area 959 sq ft – 89 sq m

Garage Area 222 sq ft – 21 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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