

Priory Way, Tetbury, Gloucestershire GL8 8HT



Elegant and contemporary home • Sitting room with log burning stove • Open plan kitchen-diner with storage benches • Utility/downstairs cloakroom • Three double bedrooms • Principal bedroom with en suite shower room • Two parking spaces • Private garden with a terrace, decking and lawn • EPC C

Priory Way, Tetbury, Gloucestershire GL8 8HT

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Tucked away in a quiet cul-de-sac, this surprisingly spacious semi-detached home has been thoughtfully upgraded to create a truly welcoming and stylish space.

Step inside and you're greeted by a cosy sitting room, complete with clever bespoke storage to keep coats and shoes neatly out of sight. A charming wood-burning stove takes centre stage in the feature fireplace, and a large window fills the room with natural light.

The heart of the home is the open-plan kitchen-diner, which was newly fitted just a couple of years ago. Designed with both practicality and style in mind, it features smart storage solutions - including lift-up bench seats around the dining table-and high-spec integrated appliances, such as a fridge/freezer, AEG double oven and microwave, induction hob, and dishwasher. A handy pantry cupboard and central island add to its appeal, making it a perfect spot for everyday living or evening catch-ups. Double doors open out to the garden, and just off the kitchen you'll find a cloakroom/utility room for added convenience.

A corridor leading to the stairs includes more built-in storage for shoes and boots, with potential to add power - ideal for a wine or beer fridge.

Upstairs, there are three comfortable double bedrooms. The main bedroom benefits from its own en suite shower room, and one of the other bedrooms also includes built-in storage. The family bathroom has been beautifully updated, offering both a bath and a separate shower.

Outside, the home has two private parking spaces. The rear garden is fully enclosed, with a large terrace, raised deck, lawn, and shed - perfect for relaxing or entertaining. There's also a gate providing direct access to London Road.

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 HM 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 at the roundabout and continue along Long Street, follow the road around to the right and after the first set of traffic lights take the turning on the right into Priory Way. Turn immediately right and the house can be seen on the right hand side.

What3Words /// rhino.resources.watching

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/HP/CDH/26082025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



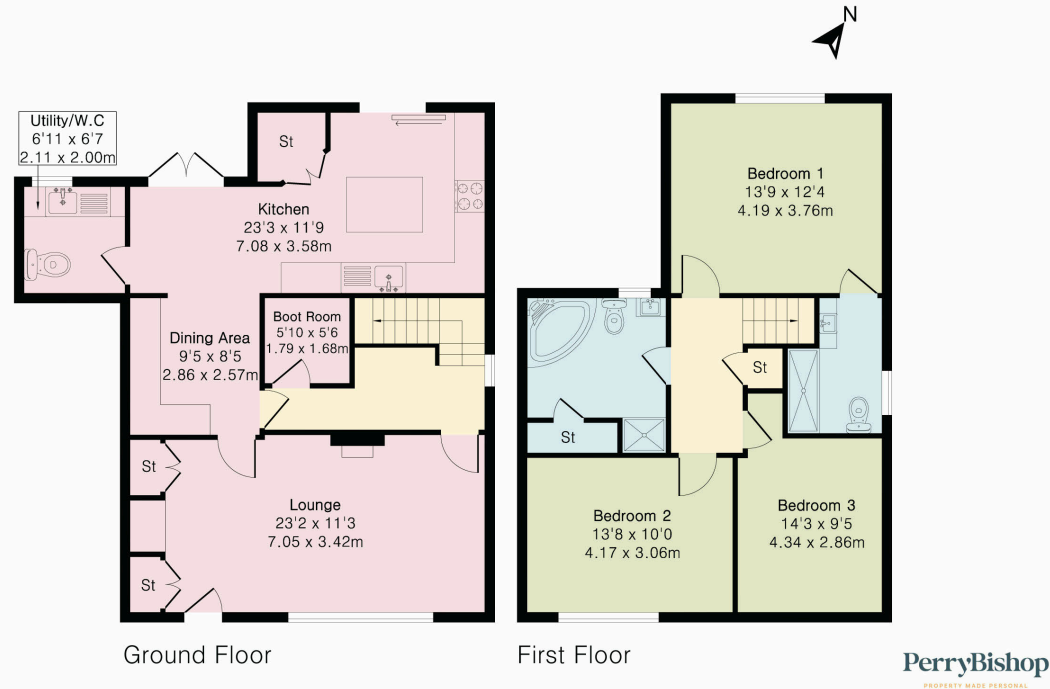




Approximate Gross Internal Area 1403 sq ft - 130 sq m

Ground Floor Area 758 sq ft – 70 sq m

First Floor Area 645 sq ft – 60 sq m



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.



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

perrybishop.co.uk

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

