

## Longtree Close, Tetbury, Gloucestershire, GL8 8LW



Modern detached house • Charming and beautifully presented • Homely and inviting • Sitting room with bay window  
Open plan kitchen/dining living areas • EPC D

# 23 Longtree Close, Tetbury, Gloucestershire, GL8 8LW

## Key Features



## About the property

Nestled in a residential area on the outskirts of Tetbury this modern detached house offers a perfect blend of comfort and sophistication.

This charming well-presented property exudes a homely and inviting atmosphere that is sure to make you feel at ease.

The bright and airy interiors are complemented by a well-maintained garden, providing the ideal space to relax and unwind and enjoy the open field aspect. With off-street parking available, convenience is at your doorstep.

Whether you're looking to enjoy a peaceful evening at home or entertain guests in style, this property offers the perfect setting for all your needs.

The accommodation comprises: entrance hall with staircase to first floor, sitting room bay window overlooking the front. Open plan kitchen/dining/living area overlooking the garden. Integrated appliances include Neff hide and slide over, Neff microwave with grill and small oven, Neff warming drawer, Bosch washing machine, Bosch dishwasher, cooker hood with light and extractor. On the first floor there are two double bedrooms, one single and bathroom with modern white suite. The detached garage has been converted into a room which could be used for a number of things including a home office, at the rear of this is a workshop/shed.

The gardens are a particular feature which includes patio area, further patio/seating area to the side, lawn with further pond a summer house. The garden has been planted with many fruit trees, olive tree, almond tree, grape vine and wisteria that flowers well.

## 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.

## 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, take the first exit from the roundabout into Long Street. At the bottom take the second turning on the left, which is straight on into Hampton Street. Take the third turning on the left into Longtree Close, the house is on the left.

What3 Words ///valuables.plugs.mammals

## Services & Tenure

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

## Local Authority

Cotswold District Council  
Council tax Band - D

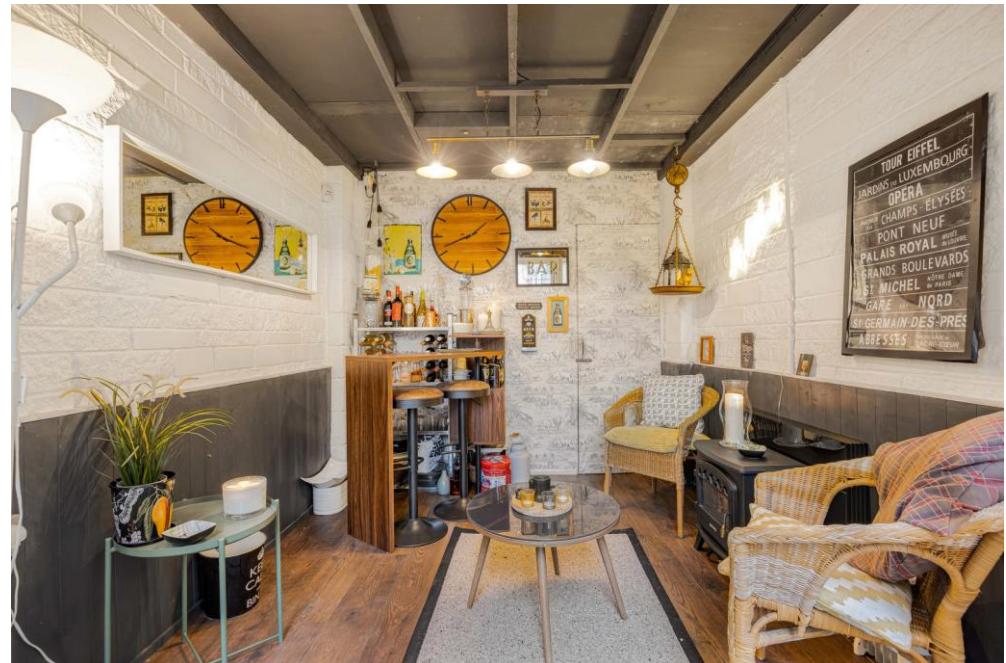
## Our reference

TET260004  
15th January 2026

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG  
T: 01666 504418  
E: [tetbury@perrybishop.co.uk](mailto:tetbury@perrybishop.co.uk)

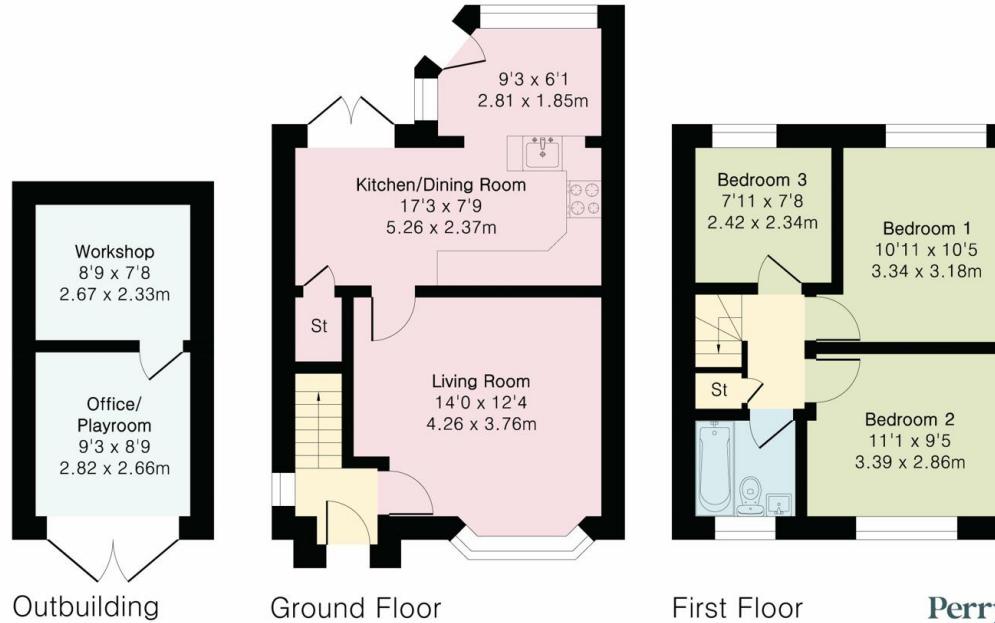






**Approximate Gross Internal Area 788 sq ft - 73 sq m  
(Excluding Outbuilding)**

Ground Floor Area 430 sq ft - 40 sq m  
First Floor Area 358 sq ft - 33 sq m  
Outbuilding Area 153 sq ft - 14 sq m



**PerryBishop**  
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.

**PerryBishop**  
PROPERTY MADE PERSONAL

[perrybishop.co.uk](http://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

