

PerryBishop

PROPERTY MADE PERSONAL



Northfield Road, Tetbury, Gloucestershire, GL8 8HB

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- A handsome Edwardian style double fronted detached family house
- Stunning contemporary kitchen-diner-family room
- Elegant sitting room with stone fireplace
- Four double bedrooms, some with views of the town centre
- Stunning, recently refurbished bathrooms
- High specifications throughout the house
- South facing rear garden with views towards the town centre
- Double garage and ample driveway parking

About the property

Pear Tree House is a handsome double fronted Edwardian style detached family house which has been altered and upgraded to provide a beautiful home.

The accommodation consists of a welcoming entrance hall with staircase to landing, storage beneath and an adjacent cloakroom. The dual aspect sitting room has a carved stone feature fireplace and patio doors onto the rear garden.

The kitchen-diner-family room has been beautifully crafted to create a fabulous kitchen with plenty of storage and double doors onto the terrace in the garden. An adjacent utility area has a door to the side of the house, perfect for wet days. The dining- family room is spacious and light filled.

At first floor level, there are four good size bedrooms with

an en-suite shower room to the master bedroom and a family bathroom with a bath and overhead shower.

The house benefits from a double garage to the rear with twin up and over doors. A gravel driveway leads down the side of the house and offers parking for up to four cars.

The front garden is laid to lawn with a landscaped path to the front door and around to the side. The south facing rear garden is again laid to lawn with a terraced area and mature shrubs.

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 proceed over the mini roundabout into Chipping Street and continue down the hill past The Royal Oak on your right and into Cirencester Road. After 100 yards turn left into Northfield Road and Pear Tree House will be seen as the second property on the left.

What3Words /// feeds.fatherly.coasted

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/20032026

We'd love to hear from you

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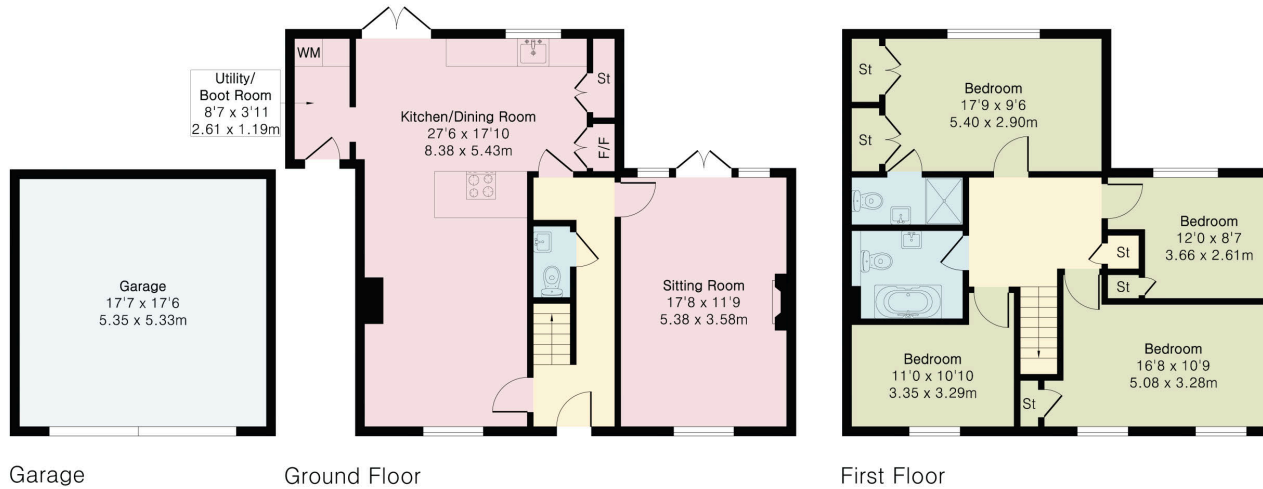


**Approximate Gross Internal Area 1446 sq ft - 134 sq m
(Excluding Garage)**

Ground Floor Area 744 sq ft – 69 sq m

First Floor Area 702 sq ft – 65 sq m

Garage Area 307 sq ft – 29 sq m



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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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[perrybishop.co.uk](https://www.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

