

Northlands Way, Tetbury, Gloucestershire, GL8 8YT



- Modern semi-detached house
- Sought after location
- Perfect opportunity to enhance and make it your own
- Sitting room and separate dining
- With the addition of a conservatory
- Enclosed rear garden
- Single garage plus driveway parking
- EPC C

Northlands Way,

Tetbury, Gloucestershire, GL8 8YT

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Located in a sought-after neighbourhood, this modern semi-detached house offers a perfect opportunity to enhance and make it your own.

The interior is bright and charming, creating a comfortable and homely atmosphere.

From the entrance hall, into the cloakroom, dining room, fitted kitchen, sitting room and the addition of a conservatory leading you into the rear garden.

On the first floor there are three bedrooms and bathroom.

The rear garden provides a peaceful retreat, perfect for outdoor entertaining or relaxation. In addition, the property features a single garage, providing secure parking and extra storage space. With its cosy feel and convenient location, this property is sure to appeal to those looking for a welcoming and practical home.

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.

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 the centre of town proceed down Long Street and bear right into London Road. Continue past Tesco's and Northfield Audi and turn left at the two roundabouts into Shepherds Mead. Turn left at the T junction into Northlands Way and number 17 will be found on the right hand side.

What 3 Words

obscuring.degree.pushy

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - C

Our reference

TET260054

17th July 2026

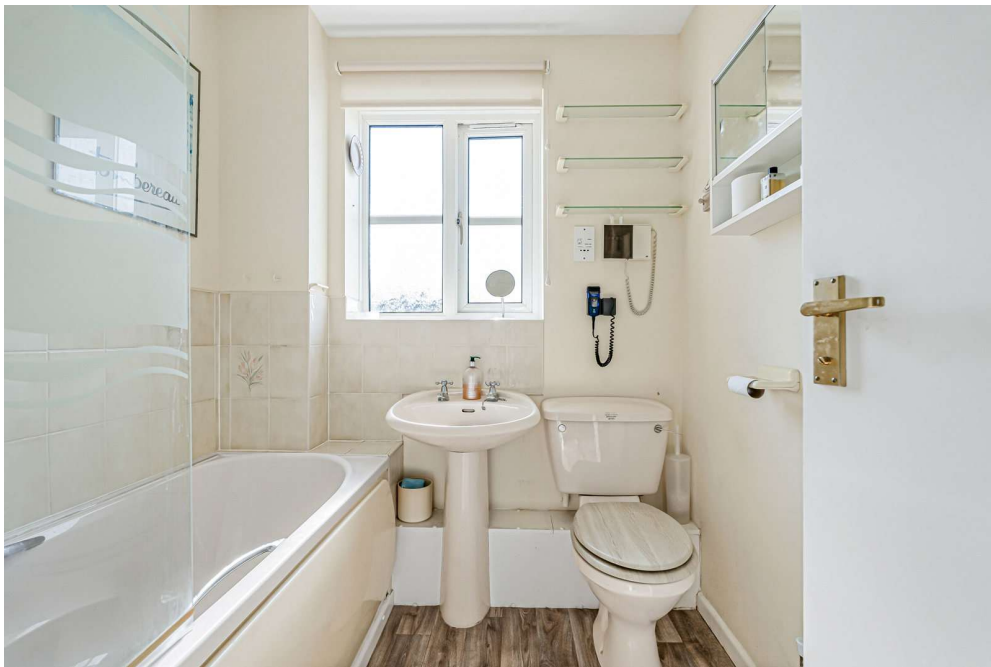
We'd love to hear from you

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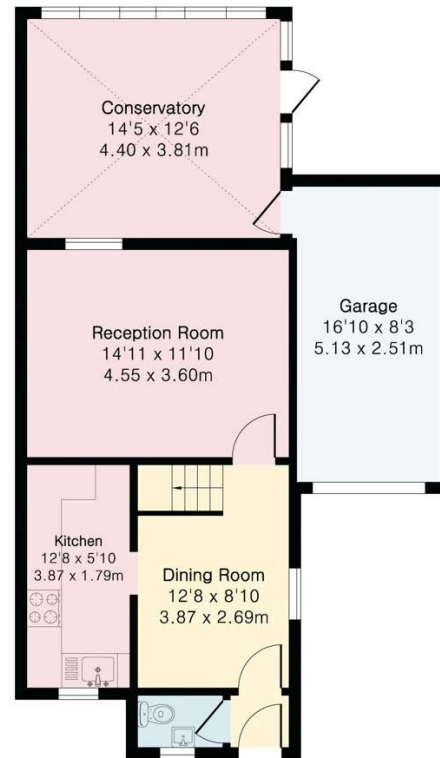




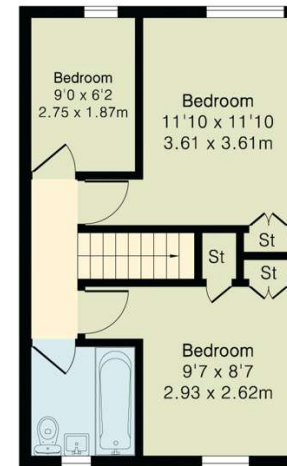
**Approximate Gross Internal Area 1111 sq ft - 104 sq m
(Including Garage)**

Ground Floor Area 739 sq ft – 69 sq m

First Floor Area 372 sq ft – 35 sq m



Ground Floor



First Floor

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.



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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.

