



JAMES PYLE & CO.



71 London Road, Tetbury, Gloucestershire, GL8 8HR

Cotswold Stone Terraced House
Family Sized Accommodation
4 Double Bedrooms
2 Bathrooms
Living Room with Fireplace
Kitchen/Dining Room
Sunny Garden
Parking & Carport/Garage
Edge of town location

Approximately 1,263 sq ft



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Price Guide: £475,000

‘Set within the 2017 Bewley Homes popular Amberley Park development towards the edge of town, this Cotswold stone end of terrace home offers family sized accommodation’

The Property

This end of terrace Cotswold stone home is situated within the Amberley Homes development set towards the rural edge of Tetbury and yet within level walking distance to amenities. Constructed in 2017 by Bewley Homes, the property is very well-presented offering family sized accommodation of some 1,263 sq.ft. and has been recently upgraded to include a fireplace with woodburning stove inset.

Internally, the ground floor opens to a entrance hall with front living room off benefitting from the new fireplace as the focal point. At the rear, there is a spacious light and airy kitchen/dining room with double doors opening to the garden, whilst the kitchen is well equipped with a double oven, fridge/freezer and dishwasher. Further appliances can be housed in the separate utility room and there is also a downstairs WC located off the hall. Upstairs on the first floor there are four double bedrooms. The family bathroom has a shower over the bath and the principal

bedroom boasts an en-suite shower room and built-in wardrobes.

The front of the property faces London Road with a pretty, small front garden planted with a mature hedge for privacy. The parking area is accessed by a private drive off Mercer Way located at the rear of the property and provides an additional car port garage. A pedestrian gate and path links to the rear garden from the parking. The rear garden is south-east facing and benefits from a good degree of privacy and is fully enclosed for excellent security. There is a patio terrace off the kitchen, a good-sized lawn and gravelled borders.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a



large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester.

Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking and country pursuits.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Tenure & Services

We understand the property is Freehold with gas fired central heating, mains drainage, water and electricity. There is a service charge for the maintenance within the development of £200 p/a.

Directions

From the centre of Tetbury, take London Road towards Cirencester. Pass Tesco and the garage, and proceed straight over the two mini-roundabouts. Pass the right hand turn into Mercer Way and locate the property shortly afterwards on the right. Sat nav postcode GL8 8HR

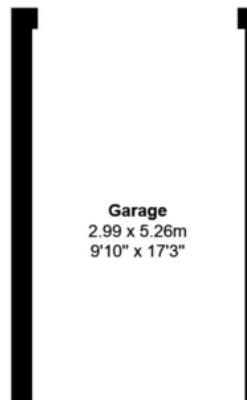
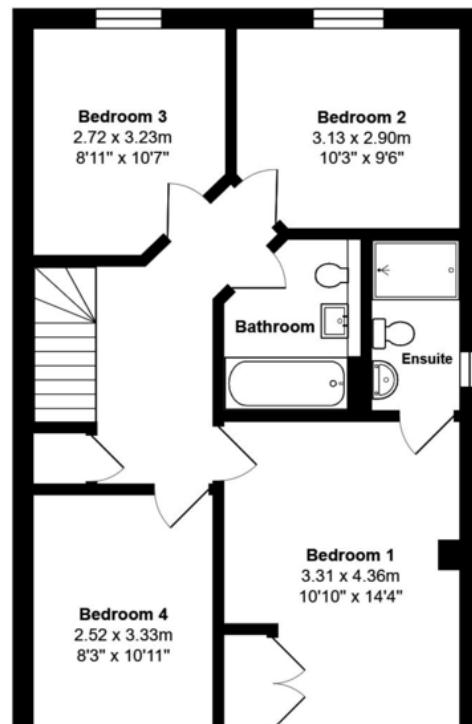
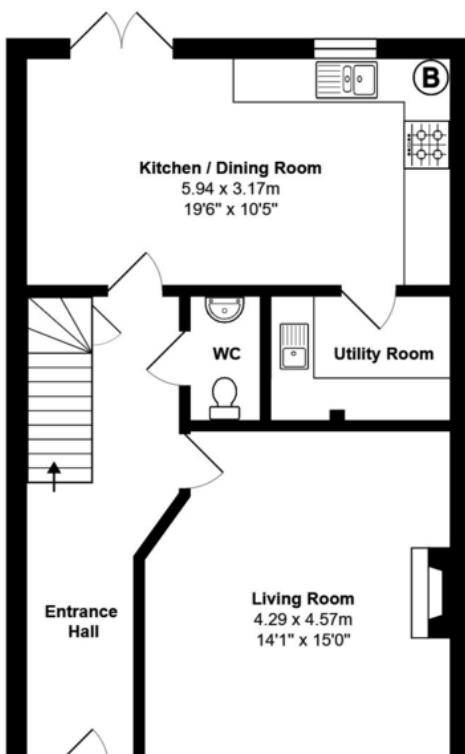
Local Authority

Cotswold District Council

Council Tax Band

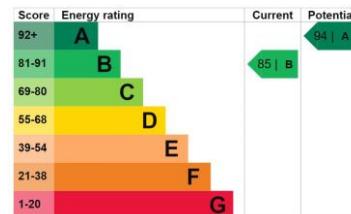
D £1,872





Total Area: 117.4 m² ... 1263 ft² (excluding garage)

All measurements are approximate and for display purposes only



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