



JAMES PYLE & CO.

1 Highfield Stables Cottages, Tetbury, Gloucestershire, GL8 8SD

Brand new semi-detached home  
Superb location on rural edge of Tetbury  
High specification finish with underfloor heating  
Backing onto HRH's Duchy Organic Farmland  
Air sourced heating for low running costs  
Exclusive Development of only 5 new homes

Approximately 1,335 sq ft



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £620,000**

**‘An exclusive new development of only five, high quality, new homes located down a long private drive situated on the rural outskirts of the Cotswold Market town of Tetbury’**

## The Property

This brand new semi-detached home forms part of an exclusive development of just five new properties. Located on the rural edge of Tetbury, yet within walking distance to amenities, the property occupies a superb position backing onto Prince Charles's Duchy Organic Farmland.

Built in reconstructed Cotswold stone beneath a Roman tiled roof and finished with Cotswold green UPVC windows. The accommodation is finished to a very high specification boasting sustainable air sourced heating, underfloor heating throughout the ground floor and underfloor heating in the bathrooms and en-suites. The ground floor layout includes a separate living room and sought-after fashionable open plan large kitchen/family rooms with integrated appliances and adjoining utility room, plus there is bi-fold doors opening to the rear garden from the living room. Upstairs, three bedrooms all have fitted wardrobes and served by two stylish bathrooms (one en-suite). The internal specification is of an excellent quality with carpeted and tiled

floor finishes. Backing immediately onto organic farmland, the garden will be landscaped with Indian sandstone patios. There are two private parking spaces besides the property in addition to further visitors parking.

This exciting and exclusive new development comprises only five new homes, currently being built by niche developer Highfields Construction. The development consists of a three large mews cottage style homes with a Gross Internal Area of 153 -158 sq.m (1646 sq.ft - 1700 sq.ft) plus a pair of semi-detached two-storey homes with a GIA of 124 sq.m (1334 sq.ft). Please contact us for further information.

## Situation

This exclusive new development is located on the rural outskirts of Tetbury with views over land owned by the Duchy of Cornwall. The development is located down a long private drive accessed off the London/Cirencester road.

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, shooting and hunting.

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.

## Directions

From the centre of Tetbury, proceed towards Cirencester on the A433 London Road. Continue passed Tesco and proceed over two mini roundabouts, passing the Audi Garage on the right, and after the second roundabout, proceed for 100 yards and take the next driveway on the left. The development is found beyond the farmhouse at the end of the drive. Postcode GL8 8FZ

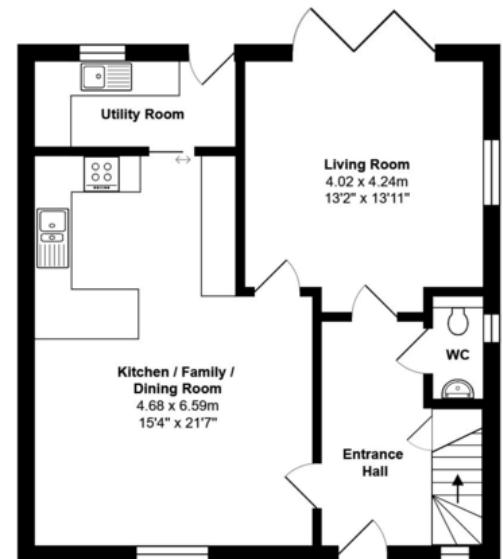
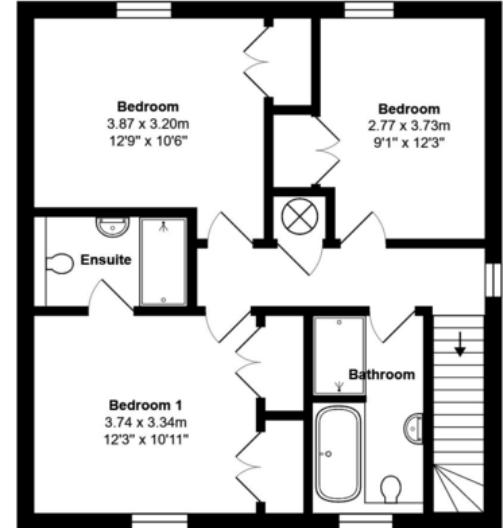
## Local Authority

Cotswold District Council

## Council Tax Band

TBC





Total Area: 124.0 m<sup>2</sup> ... 1335 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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**COTSWOLD & COUNTY (HEAD OFFICE)**  
**The Barn, Swan Barton, Sherston SN16 0LJ**  
**01666 840 886 or 01452 812 054**

**LONDON (ASSOCIATE OFFICE)**  
**121 Park Lane, Mayfair W1k 7AG**  
**0207 0791 577**