



JAMES PYLE & CO

Hagen House, Courthouse Road, Tetbury, GL8 8SZ

Stunning detached property
Impressive Kitchen/Family Room
Three Bedrooms
WC, Bathroom & Ensuite
2 Reception Rooms
Garden with Decking

Approximately 1,700 sq ft



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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£2,100 pcm

‘Hagen House is a stunning, three bedroom house positioned in central location in Tetbury. Built to a very high specification, the property is spacious and light, making this the ideal home for a professional couple or family.’



The Property

DESCRIPTION Hagen House is situated in the heart of Tetbury, a stunning detached property built to a high specification offering spacious accommodation perfect for professional couple or family.

The ground floor accommodation comprises a great sized entrance hall, study, living room with wood burner and a very impressive kitchen/ family room with built in appliances and bi-folding doors leading to the rear garden. There is also a useful utility room and downstairs WC. The accommodation upstairs includes three good sized bedrooms, the master of which offering an ensuite and family bathroom.

Externally the property offers ample off road parking, a single garage to the side of the property. The delightful enclosed rear garden features stylish decking, and further

lawned area to the front. Hagen House is within striking distance from many amenities and the centre of Tetbury.

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, 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.

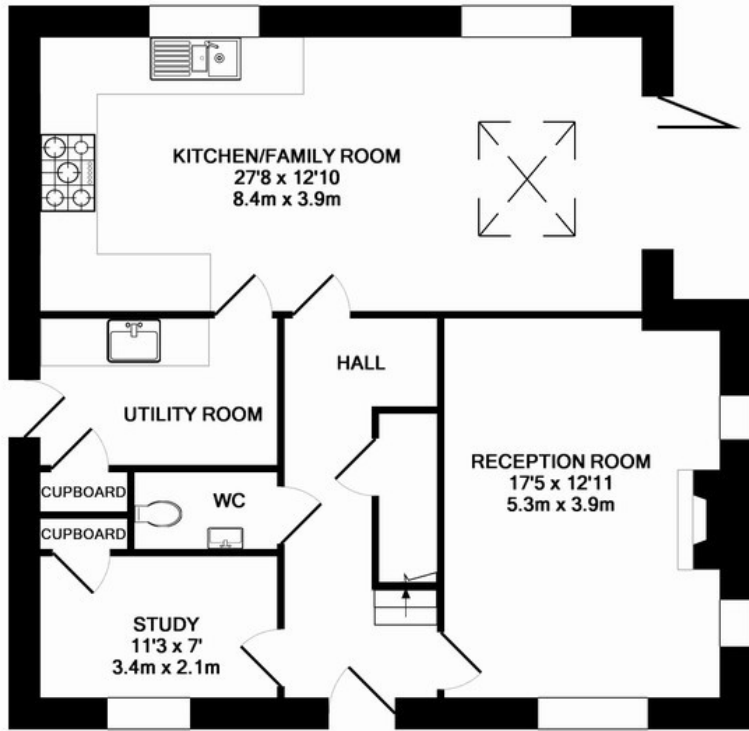
Directions

Follow London Road through Tetbury towards Cirencester directions towards Tesco and Courthouse Road is located on the left hand side after Beech Tree Gardens. Hagen House is located on the right hand side. Postcode GL8 8SZ

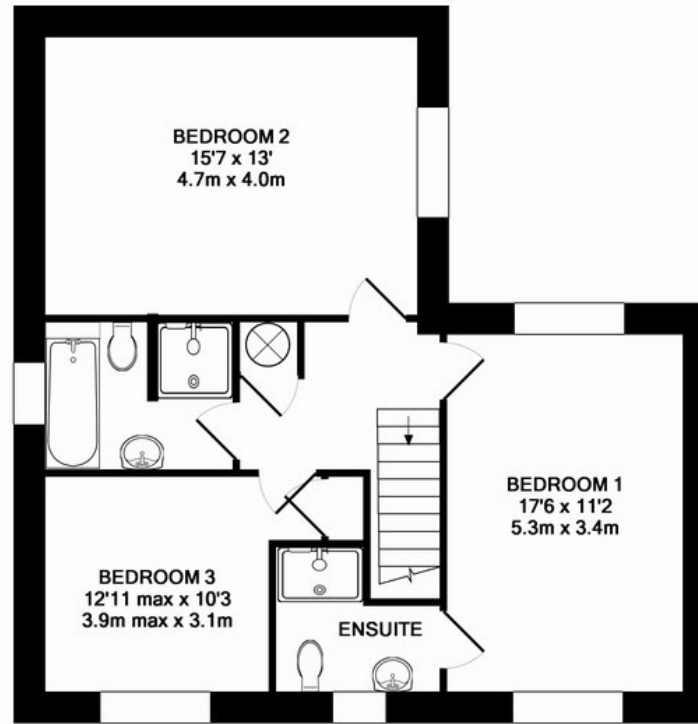
Local Authority
Cotswold District Council

Council Tax Band
F £2,923





GROUND FLOOR
APPROX. FLOOR
AREA 897 SQ.FT.
(83.3 SQ.M.)

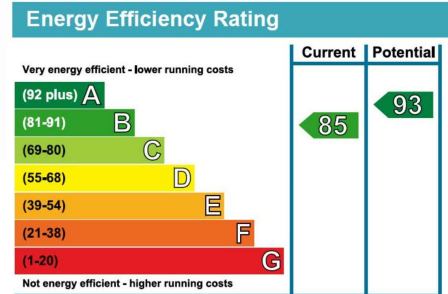


1ST FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1624 SQ.FT. (150.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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