

7 Dearnley Close, Tetbury
GL8 8WE
£600K
(house on right)



kw **VICKY JONES**

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KELLERWILLIAMS®



Location, location, location!

This handsome double fronted modern Cotswold house occupies one of the best locations at the far end of the popular Highfields development.

Beautiful countryside walks are just a few steps from your front door but it's only a short walk into Tetbury town centre with its fabulous independent shops and restaurants - the best of both worlds!

The house, which is only just over 2 years old, looks out onto the wildlife corridor with two ponds, mature trees and a large grassed area. Offering partial views from all front-facing rooms are fields used as paddocks where you can see the horses grazing and beyond the fields, open countryside.

The home has been thoughtfully upgraded by its current owners. Since 2021, they've added touches of luxury, including engineered oak flooring and internal doors, and a modern kitchen island, enhancing the property's appeal and functionality. They have also installed a woodburning stove that meets Defra EcoDesign standards for those cosy winter nights.

The traditional Cotswold exterior, with its rough rendered face and wooden windows, exudes timeless charm.

This is a really versatile property which can be suited to families with young children or teenagers, for home workers, or for a couple who would like the extra space. It's low maintenance, energy efficient and move-in ready. It's also chain free!

Let's take a look around. As you enter the front door there's a spacious hallway with access to the downstairs loo, an understairs cupboard and access to the ground floor rooms - study, sitting room and kitchen.



The kitchen/diner runs the whole length of the house and really has the wow factor. Here you'll find high quality ceramic tile flooring, perfect for both style and practicality, alongside a sociable kitchen island, integrated dishwasher, sleek induction hob, double oven, and ample cupboard space. Next to the kitchen is a separate utility room complete with additional base and eye-level cupboards which leads out onto the walled garden.





The second reception room looks over the wildlife corridor and paddock and is used by the current owners as a home office and occasional extra bedroom for teenage sleepovers. It could however equally be a dining room, homework room or gaming/playroom.



The cosy sitting room has a stylish Scandi inspired cream Defra EcoDesign woodburning stove on a granite hearth and french doors open onto the garden. The whole house has very recently been redecorated using a Farrow and Ball palette throughout.





The master bedroom is at the rear of the property overlooking the garden and has an en-suite shower room with Porcelonsa floor tiles and half height wall tiles. The family bathroom is tiled in the same style and has a full size bath and shower over.

The second bedroom is a large double and also looks over the garden. It has a useful recessed area for a desk and chair for homework or working from home (see photo on next page).





Bedroom 3 (below left) offers ample space as a generous double, with views overlooking the picturesque wildlife corridor and paddock.

Meanwhile, the fourth bedroom, a cozy single, also has partial views over to the paddock beyond. This fourth bedroom would also make an excellent dedicated study or home office.





The fully enclosed walled rear garden is accessed from the sitting room and utility room and is laid mainly to lawn with well stocked borders.

There's also a patio area outside the sitting room for alfresco eating and access to the detached garage through the personnel door.

As well as the detached garage there is parking in front of the garage plus an allocated space to the side of the house.

Other information

- Tenure: Freehold
- Council tax band E Cotswold District Council
- Flood risk - Very low
- Construction type: Standard brick and block construction
- The property is connected to mains services of gas, electricity, water and drainage
- Broadband - Full fibre to the door up to 900Mbps
- Mobile signal 4G
- There is an annual service charge payable on the Highfields Development, towards the maintenance of the communal areas around the site (approx £250 per year).
- Access: There is level access to the front door and a small step into the back door which leads into the utility room.

Note: A director of Vicky Jones Keller Williams Estate Agency has a personal interest in this property



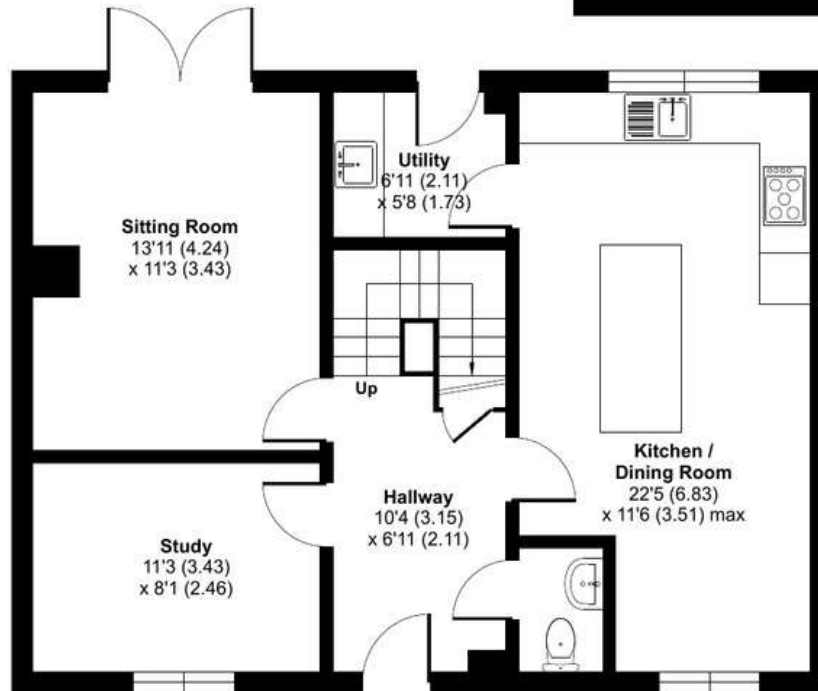
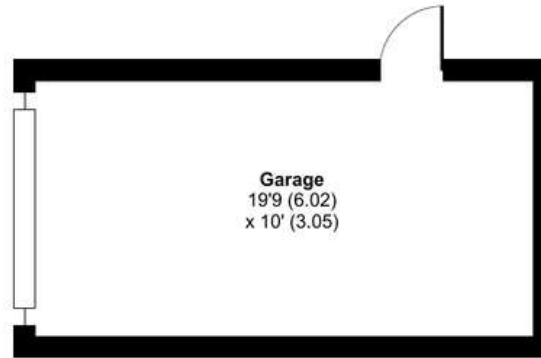
Dearnley Close, GL8

Approximate Area = 1400 sq ft / 130 sq m

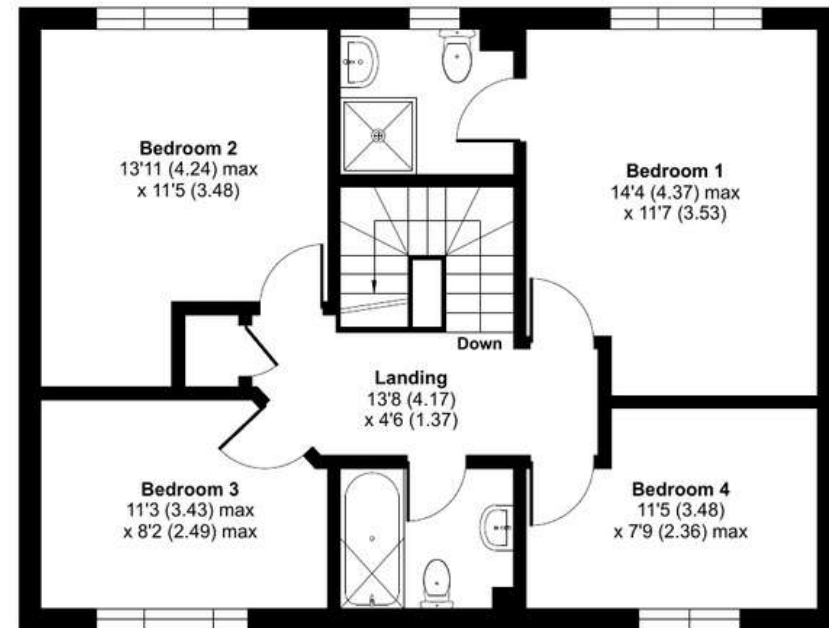
Garage = 197 sq ft / 18.3 sq m

Total = 1597 sq ft / 148.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2024. Produced for Vicky Jones. REF: 1081685





About Tetbury

Tetbury is a small Cotswold market town with big appeal and most notable for it's Royal neighbours, King Charles III and Queen Camilla. Situated in an area of outstanding natural beauty, it's an eclectic and lively place to live, with everything on tap.

Nestled amidst the breathtaking landscape of the Cotswolds, Tetbury offers a lifestyle that seamlessly blends rural tranquility with vibrant community spirit. With a thriving arts scene, gorgeous shops and restaurants and an abundance of green spaces, Tetbury provides lots of opportunities for leisure and recreation. Families are drawn to the town's excellent schools and friendly atmosphere, while outdoor enthusiasts love the scenic countryside and countless walking trails that surround the area.

Tetbury has probably the biggest percentage antique shops per square mile anywhere in the UK, along with a range of independent interior and fashion boutiques, and enough delis, cafes and restaurants to keep any foodie very happy.

Kemble rail station is around 15 minutes drive with regular fast mainline trains to Paddington. Bristol, Bath and Cheltenham are all around 45 minutes drive.

**To view, call Vicky Jones on
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