



The Bourton – London Road

Tetbury

£495,000



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This EXCEPTIONAL three double bedroom semi-detached house offers contemporary, energy-efficient living across three thoughtfully designed floors. As a ZERO CARBON energy saving home, it is equipped with state-of-the-art renewable technologies, including SOLAR PV panels and AIR SOURCE HEAT PUMP, which contribute to an impressive predicted A rated 96 energy assessment score. The flexible accommodation has been designed to maximise both light and space, with a bespoke Peter Clinch kitchen featuring Neff appliances, a fully glazed panoramic window wall, and French doors that open onto the garden, creating a seamless flow between indoor and outdoor living. The SUMPTUOUS BEDROOM 1 SUITE occupies the entire top floor and boasts a built-in wardrobe and a stylish en-suite shower room fitted with Villeroy & Boch sanitaryware and Hansgrohe tapware. Two further spacious double bedrooms and a family bathroom ensure ample accommodation for families or guests. Additional features include an electric vehicle charging point, high-quality finishes throughout, and two designated parking spaces.

This home presents a rare opportunity to enjoy the best of modern, zero carbon living in a beautifully crafted setting.

Hall

Stairs to first floor and access to understairs storage

Living Room

15' 6" x 9' 6" (4.73m x 2.90m)

Kitchen/Dining

20' 6" x 16' 4" (6.24m x 4.99m)

Laundry**WC****Landing**

Access to airing cupboard

Bedroom 2

11' 9" x 9' 9" (3.57m x 2.98m)

Bedroom 3

11' 1" x 9' 9" (3.38m x 2.98m)

Bathroom**Landing****Bedroom 1**

17' 11" x 16' 4" (5.47m x 4.99m)

----- on floor plan denotes reduced ceiling level

En Suite

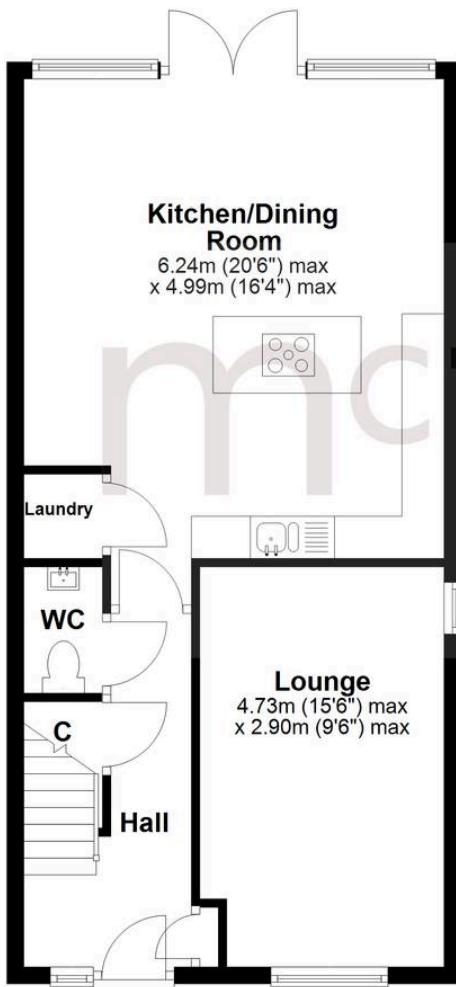
----- on floor plan denotes reduced ceiling level

Please note that images shown may not be of the exact finish, external handing and specification of this plot. The on site Sales Consultant(s) will be delighted to confirm plot specific finishes and finer details with you. Please note the floorplans may be in the opposite hand. As the designs maximise light and space, there may also be differences in certain window locations and positions. The on site Sales Consultant(s) will be delighted to confirm plot specific plans and layouts with you.



Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



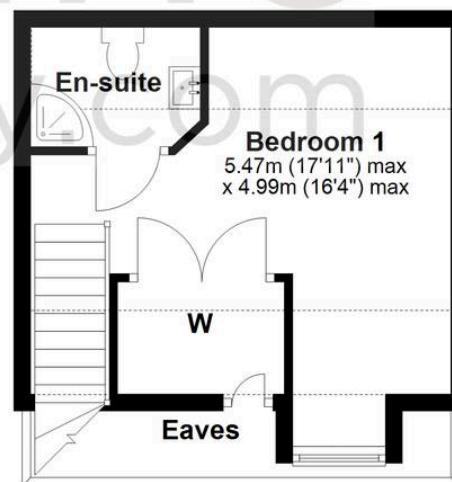
First Floor

Approx. 35.4 sq. metres (381.6 sq. feet)



Second Floor

Approx. 22.4 sq. metres (241.2 sq. feet)



Total area: approx. 110.4 sq. metres (1188.6 sq. feet)

McFarlane Sales & Lettings

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