



**The Bourton – London Road**  
Tetbury

**£495,000**





## The Bourton – London Road

### Tetbury

This impressive three-bedroom semi-detached townhouse offers an exceptional blend of contemporary design and energy-efficient living, arranged over three thoughtfully planned floors. The property is a zero carbon, energy-saving home, benefitting from a predicted A-rated energy assessment score of 96, thanks to the integration of solar PV panels and air source heat pumps. The flexible living accommodation is ideal for modern lifestyles, with spacious rooms and high-quality finishes throughout. The bespoke kitchen, crafted by Peter Clinch, is fitted with premium Neff appliances, creating an elegant and functional space for cooking and entertaining. The generous living and dining areas provide ample room for relaxation and family gatherings. All three bedrooms are doubles, with the principal bedroom featuring built-in wardrobes and a luxurious en-suite bathroom. Bathrooms are finished with Villeroy & Boch sanitaryware and Hansgrohe tapware, offering a touch of sophistication and comfort. Additional features include an electric vehicle charging point and two dedicated parking spaces, ensuring convenience for residents and guests alike.



- ZERO CARBON ENERGY SAVING HOME
- 3 DOUBLE BEDROOM SEMI DETACHED HOUSE
- FLEXIBLE LIVING ACCOMODATION OVER 3 FLOORS
- BESPOKE KITCHEN BY PETER CLINCH WITH NEFF APPLIANCES
- BEDROOM 1 WITH BUILT IN WARDROBES AND EN-SUITE
- VILLEROY & BOCH SANITARYWARE AND

**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" (5.46m x 4.99m)

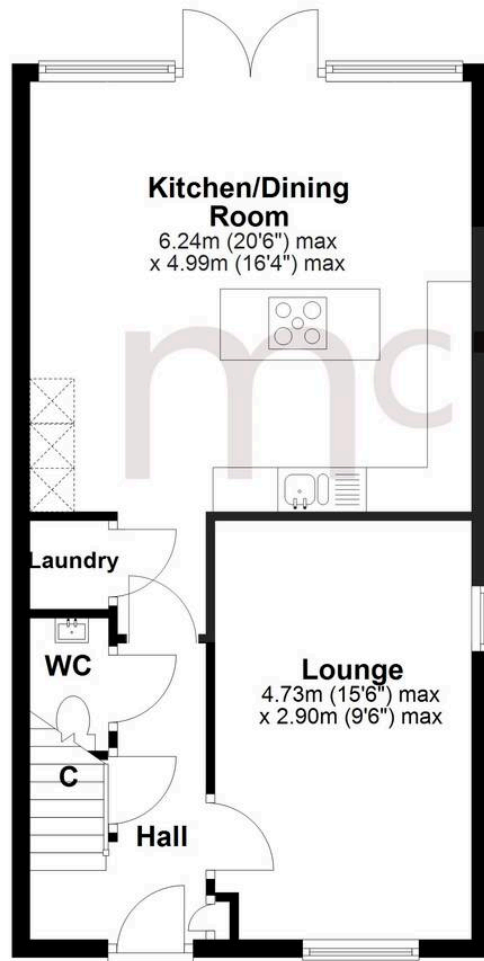
- - - - on floor plan denotes reduced ceiling level

**En Suite**

- - - - on floor plan denotes reduced ceiling level

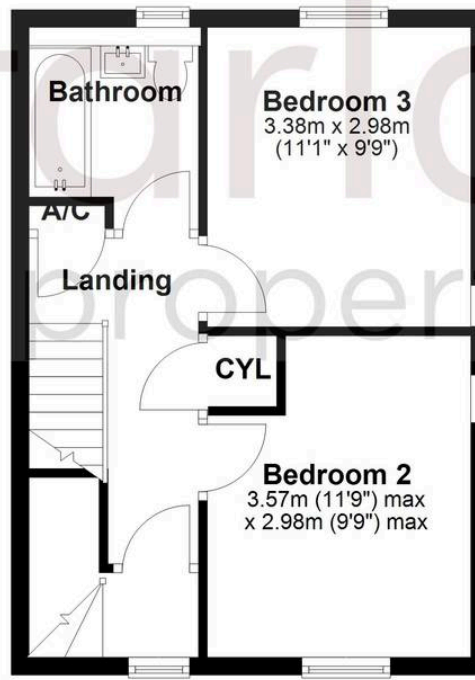


## Ground Floor

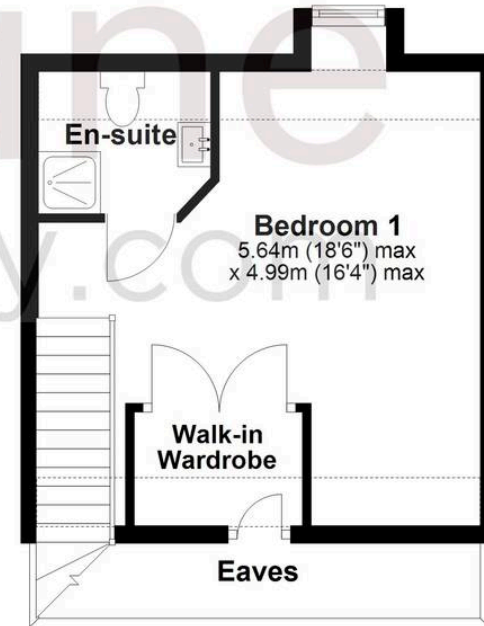


\* Windows to plot 1 & 9 only

## First Floor



## Second Floor



# McFarlane Sales & Lettings

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