The Property

This delightfully situated, substantially extended, mature, semi-detached house enjoys a quiet and very popular location with most of the properties having well established gardens with the added benefit of having footpath access into the town centre.

The accommodation consists of entrance hall with oak strip floor and staircase to landing. The excellent sized lounge has triple aspect windows and a log burner in the feature fireplace. The heart of the home is a superb ‘L’ shaped kitchen/dining room with a smart range of white gloss units under Iroko hardwood work surfaces and includes a peninsula breakfast bar and an integrated dish washer. There is a utility room with matching white base and wall cupboards, planned space for automatic washing machine and tumble drier and a door to the side of the house. Also here, is a cloakroom with a modern white suite. An impressive feature at the back of the house is a more recently added triple aspect family room with twin set double French doors onto the rear garden and again, the oak flooring throughout adds a very calming feel.

At first floor level, the airing cupboard houses a modern Vaillant Combi gas fired central heating boiler. Bedrooms one and two are both impressive doubles at the front of the house with attractive views, whilst at the rear; bedroom three is a good sized single. The family bathroom is tiled with natural stone, has a modern white suite set in solid oak fixtures, a walk in shower and underfloor heating.

The large front garden is laid to lawn, with a colourful border of flowers and mature shrubs. The garden continues down the side of the house with the driveway and an area of lawn, this, in turn leads into the rear garden which begins with an area of raised decking directly off the family room – the perfect space for al fresco dining and BBQs. From here, steps lead down onto the lawn; there is a bamboo hedge, flower borders and young fruit trees at the rear of the garden. Attractive Trellis fencing and a low reconstituted stone wall form the side boundaries.

EPC: C

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon.

There is good access to Kemble Railway Station with regular intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 – 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

From our office in the centre of town, proceed down Long Street and bear right into London Road. Take the third turning right into Priory Way and second left into Cherry Orchard Road.

Viewings

Strictly by appointment only – appointments to view should be made through our Tetbury Office – 01666 504418

Local Authority

Cotswold District Council

Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested - please contact us for further details. The above should be verified by your Solicitor or Surveyor

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disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. we would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.