

hunter  
french



11 Tailors Walk, Tetbury, Gloucestershire, GL8 8FG

An immaculate, three-bedroom, mid terrace home situated on the outskirts of the Amberley Park development, on the northern side of Tetbury. Offering off-street parking and a private, southerly facing rear garden.

Amberley Park is an attractive collection of modern Cotswold homes, completed in 2018 by Bewley Homes, within the Cotswold town of Tetbury. The property reaches approximately 929sq.ft across two floors of beautifully appointed accommodation, and also benefits from a remaining NHBC warranty.

Entering via the front door opens into a welcoming hallway with access to the downstairs cloakroom, the reception room, kitchen/diner and also stairs to the first floor with a handy cupboard underneath which provides space for hanging coats and storing shoes. The contemporary kitchen/dining room is to the front of the property with a fully fitted range of wall and base units that combine integrated appliances including an electric oven, gas hob and extractor, fridge freezer, dishwasher plus space and plumbing for a washing machine. There is space to the front half for a dining table, with a window overlooking the front garden. To the rear of the ground floor is a light-filled, and well-proportioned sitting room with French doors opening onto the enclosed rear garden.

Continuing upstairs there are three bedrooms; two doubles and single, plus a principal bathroom. The master bedroom is accompanied by an en-suite shower room and fitted wardrobes, whilst bedroom three would also work very well as a home office for anyone required to work from home. Both the principal bathroom and en-suite shower room are finished with white suites, heated towel rails and stylish tiling. A good-sized airing cupboard is situated on the landing plus a hatch to the loft space.

Externally, there is a private, south facing garden at the rear comprising a patio terrace, lawn and timber storage shed. A rear gate leads around to the parking area, and this particular property has a drive-through carport with a further space beyond. At the front is a pretty and low maintenance garden that is bordered by a low-level Cotswold stone wall and a pathway to the front door.



We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band C (Cotswold District Council). The property is freehold. Amberley Park is also subject to an annual service fee which maintains the open spaces around the development.

EPC – B (85).

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

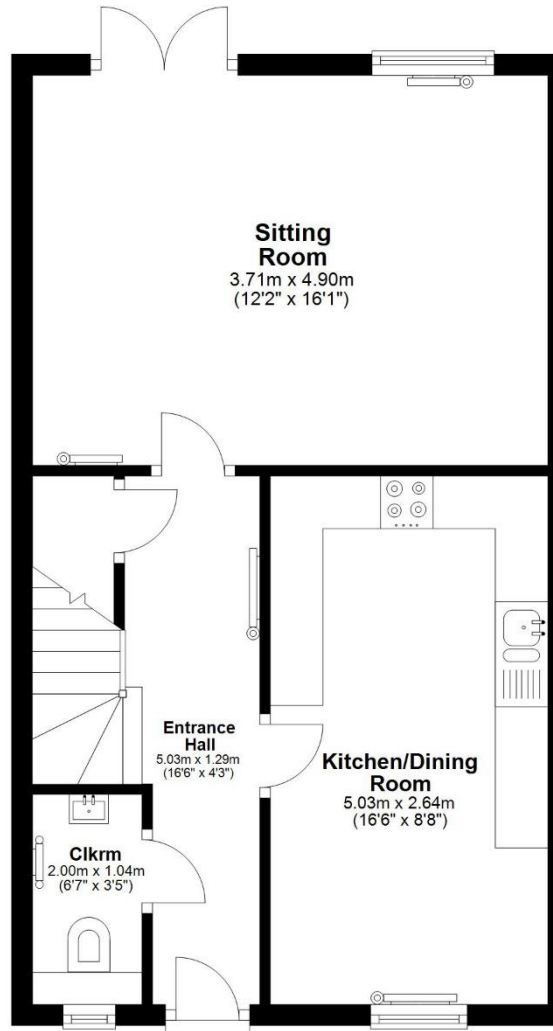
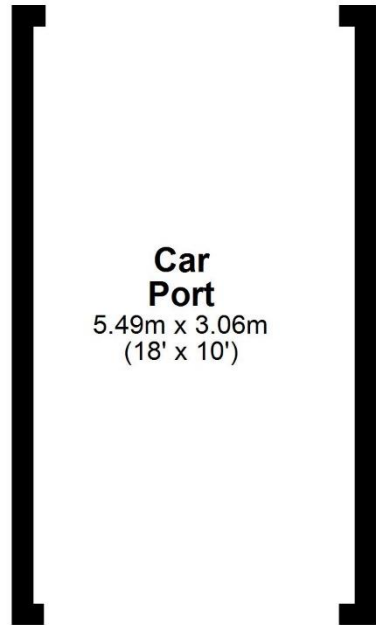


£365,000



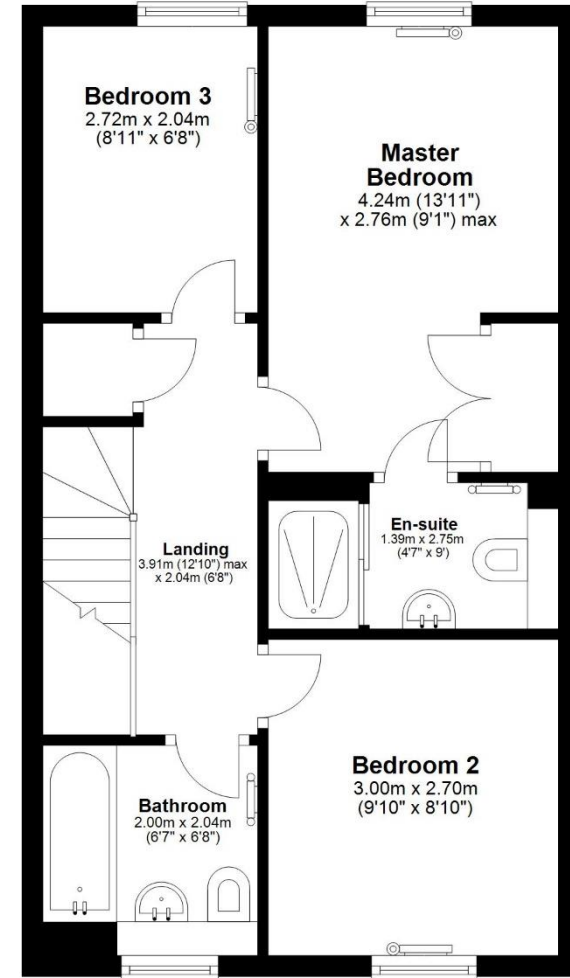
## Ground Floor

Main area: approx. 43.3 sq. metres (465.7 sq. feet)  
Plus garages, approx. 16.8 sq. metres (180.8 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Main area: Approx. 86.4 sq. metres (929.7 sq. feet)  
Plus garages, approx. 16.8 sq. metres (180.8 sq. feet)

Tetbury Office  
2 London Road  
Tetbury  
GL8 8JL

Town and Country Specialists

01666 505068  
tetbury@hunterfrench.co.uk  
www.hunterfrench.co.uk

