

hunter
french



75 Havenhill Road, Tetbury, Gloucestershire, GL8 8TE

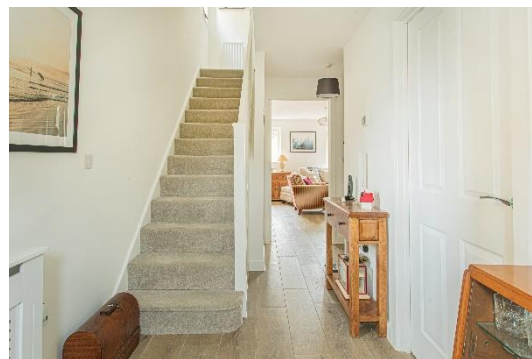
A modern, semi-detached home occupying a favourable position on the Highfields development. The property benefits a generous driveway, single garage and a westerly facing rear garden.

Highfields is an attractive development of modern Cotswold properties built by Miller Homes. This particular property was completed in 2021 and benefits an advantageous position on the development, overlooking the neighbouring playing fields and Gloucestershire countryside beyond. The accommodation has been beautifully maintained since new, with well-proportioned rooms arranged over two floors reaching approximately 953sq.ft.

The accommodation commences with a welcoming entrance hall that has stairs leading up to the first floor and access to the downstairs cloakroom as well as the kitchen and living room. The kitchen is situated to the front of the ground floor and is fitted with a contemporary range of wall and base units, along with integrated appliances including an electric oven, gas hob and extractor hood, plus a dishwasher and fridge freezer. There is also space and plumbing for a washing machine, and ample space for a breakfast table and chairs. Across the rear of the property is the living room, which combines space for both seating and dining, and access to a useful understairs cupboard. The room is filled with natural light owing to its dual aspect and French doors that open onto the rear garden.

Rising to the first floor there is a landing with doors to the three bedrooms, principal bathroom, a storage cupboard that houses the gas central heating boiler, plus a hatch to the loft. The principal bedroom is at the front of the property, accompanied by fitted wardrobes and an en-suite shower room, whilst the second bedroom is also a double with fitted wardrobes. The third bedroom is currently used as a study but is a comfortable single room. Both the rear bedrooms boast an uninterrupted view across the garden and over the school playing fields. The principal bathroom comprises a white suite with a shower over the bath, and is finished with stylish, neutral tiling.

Externally, to the front is a fence bordered, well-stocked flower bed with a pathway leading to the front door, plus a driveway adjacent to the house which will comfortably park two vehicles ahead of the single garage. At the rear is a pleasant and private garden which has been landscaped to an excellent standard with various shrubs and trees. There is a patio terrace that runs across the rear of the property with a side access gate to the driveway.



The garage benefits power and lighting.

We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band C (Cotswold District Council). The property is freehold. There is a remaining NHBC warranty until 2031.

The Highfields development is subject to an annual maintenance charge which contributes to the upkeep of the communal areas.

EPC – B (84).

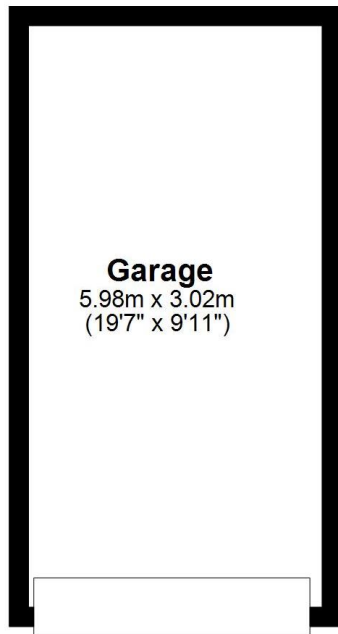
Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. Tetbury has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool 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.



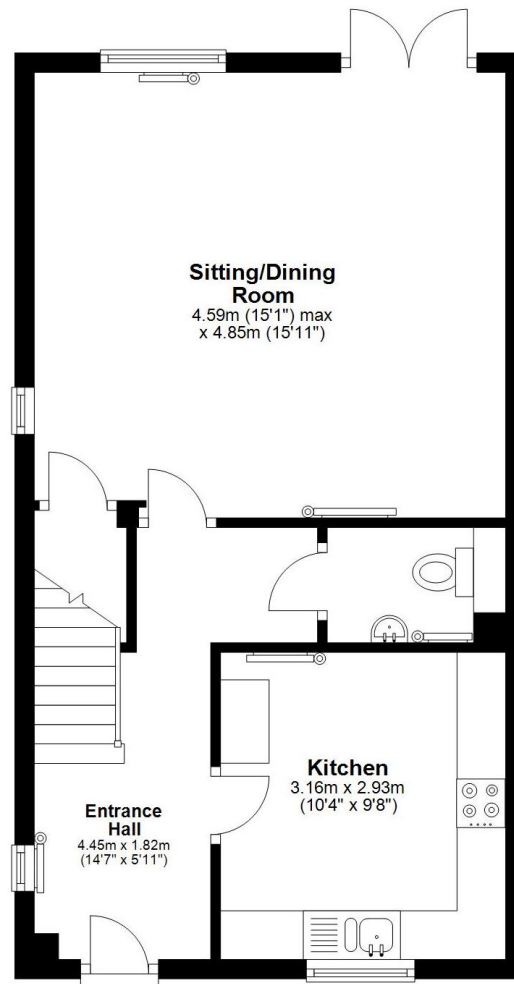
Offers over £400,000





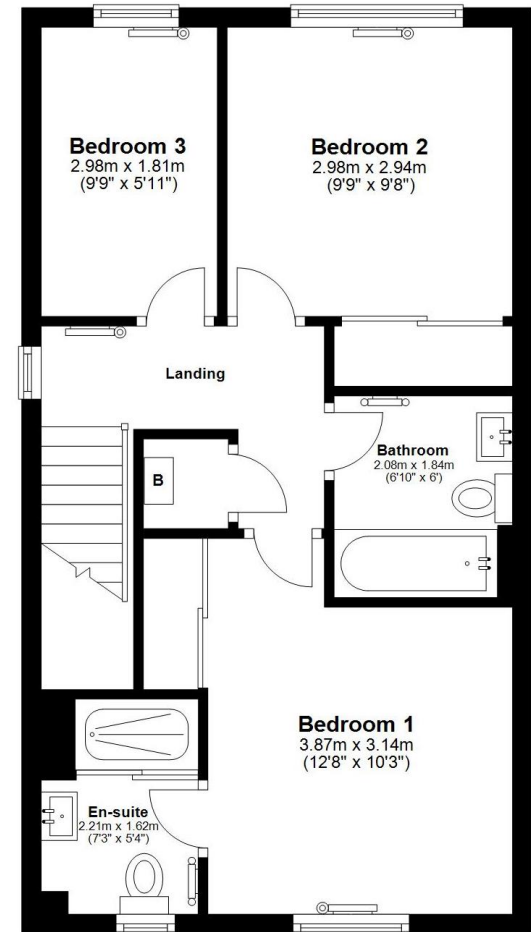
Ground Floor

Main area: approx. 44.3 sq. metres (476.7 sq. feet)
Plus garages, approx. 18.1 sq. metres (194.4 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Main area: Approx. 88.6 sq. metres (953.4 sq. feet)

Plus garages, approx. 18.1 sq. metres (194.4 sq. feet)

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