

hunter
french



24A Northfield Road, Tetbury, Gloucestershire, GL8 8HB

A very unique opportunity to purchase a spacious, detached bungalow occupying a private position and sitting well within its own grounds. Offering huge potential to update and enlarge, subject to the relevant permissions.

This detached bungalow was built by its current owners in 1975, and has been a very well loved family home during this period. The accommodation reaches approximately 1276sq.ft and is practically arranged with living rooms to one side of the property and the bedrooms to the other. There is huge scope and potential to enlarge and update the property, subject to the relevant permissions, and given the size of the grounds and its location within the town, could command a very impressive home.

Entering via the front door leads into an entrance porch that then flows through glazed double doors into the main hallway. Here there are doors to the two reception rooms, kitchen, an inner lobby and also two handy store cupboards and a loft hatch to access the attic space. The sitting room is to the front of the bungalow and has a decorative stone fireplace with a wood burner inset. The room is a great proportion with a large window letting in lots of natural light, and there are sliding glazed doors that allow the adjacent dining room to be open-plan when entertaining. Beyond the dining room is a conservatory with a full view across the rear garden and a set of French doors and a single door opening out. The kitchen is also to the rear of the property, complete with a serving hatch into the dining room too. The room is fitted with a range of wall and base units plus an integrated fridge freezer, oven, hob and extractor hood plus space and plumbing for a washing machine and a dishwasher. There is a window overlooking the garden and a door leading out.

Off the hall there is an inner lobby which can be shut away from the main hallway allowing the bedrooms and bathroom privacy. There is also a double width airing cupboard accessed from the lobby that houses the hot water cylinder and shelving for linen and towels. The bungalow has three well proportioned double bedrooms, the master of which is accompanied by an en-suite shower room, and the family bathroom comprises a white suite with a walk-in shower.



The gardens surrounding the bungalow are of an impressive size, and enjoy a good level of privacy. The property is accessed via a private gated driveway from Cattle Lane that leads along to a parking area that will comfortably park several vehicles and there is a detached garage with power and lighting that also has an independent store to the rear. The front garden is bordered by a high Cotswold stone wall with a pedestrian gate onto Love Lane, and there is a pathway leading to the front door with lawn to either side and planted flower borders. At the rear is predominately laid to lawn with some specimen trees, flower and shrub borders and a handy timber shed to the far end. There is a raised patio terrace that runs along the rear of the property which is a great area for seating and dining outdoors during the warmer months.

We understand the property is connected to mains electricity, water and drainage. Central heating is fired by oil. Council tax band E (Cotswold District Council).

EPC – D(63).

Tetbury is a 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's country home is nearby Highgrove House. 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.

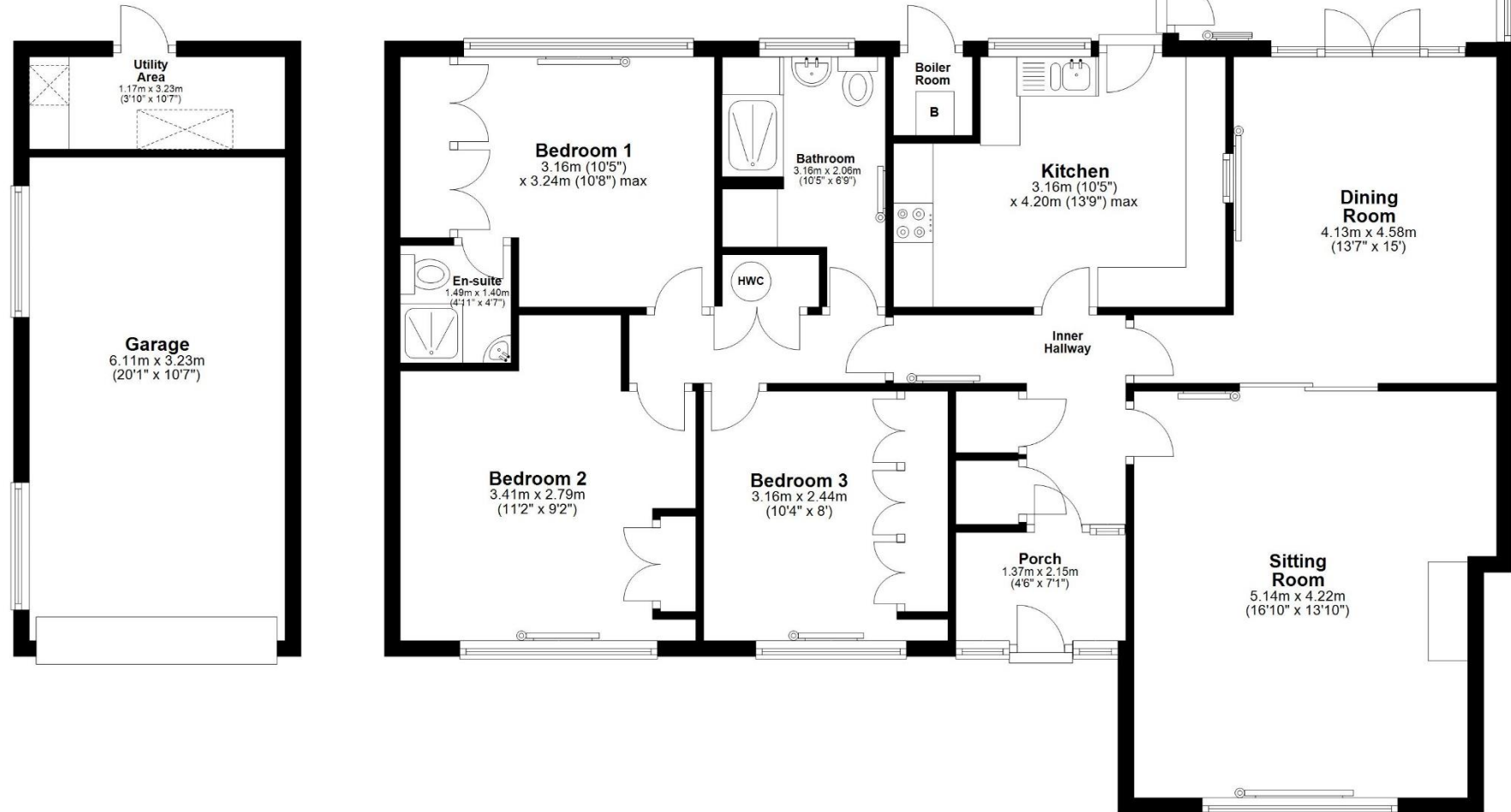
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

£749,000



Ground Floor

Main area: approx. 118.6 sq. metres (1276.5 sq. feet)
Plus garages, approx. 19.7 sq. metres (212.5 sq. feet)
Plus outbuildings, approx. 3.8 sq. metres (40.7 sq. feet)



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Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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

