

hunter  
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1 Bartley Croft, Tetbury, Gloucestershire GL8 8ER

A well-presented semi-detached property on the outskirts of Tetbury town centre, with a recently extended, open plan kitchen dining area, three bedrooms, separate garage and off-street parking.

This attractive property sits at the start of a quiet cul-de-sac on the outskirts of the town centre. The property is believed to have been built in the early 1970's and has been under the same ownership for 29 years. During this time a ground floor extension to the rear of the house was added in 2019, plus recent upgrades made to the kitchen and bathroom as well as a fully relined and retiled roof in March 2023. The house also benefits from being fully double glazed, and gas central runs throughout via a radiator system.

Entering the property via a partially glazed front door leads into a welcoming hallway with wooden flooring and stairs rising to the first floor with a large storage area underneath. A door from the hallway leads into the sitting room which enjoys a large window overlooking the garden to the front of the house. A gas fire with a decorative mantel makes a real focal point to the room. Double glazed doors open into the spacious kitchen/dining room allowing the ground floor to be fully open plan, if desired. The kitchen is a sociable space with contemporary fitted wall and base units and solid oak worktops. Integrated appliances comprise an oven with electric hob along with space and plumbing for a dishwasher and washing machine, and space for a tumble dryer and fridge freezer. The kitchen also benefits from space for a freestanding island, and the room is filled with natural light gained from two Velux windows, a side window and a set of sliding doors, with internal blinds, opening onto the garden.

On the first floor the landing is accompanied by a storage cupboard with a new combination boiler that was fitted in 2018, and a loft hatch with ladder to a partially boarded loft space. There are three bedrooms on the first floor; the master and bedroom two are both double sized rooms, whilst bedroom three is a single. All three bedrooms have fitted wardrobes and bedroom three has a fitted captain's bed. Completing the accommodation is the bathroom that has recently been re-fitted with a modern white suite and a thermostatic shower over the bath, plus a useful cupboard for toiletries.

The rear garden is accessed via the sliding doors opening out from the kitchen/dining room. There is a patio terrace that runs across the rear of the



house and the garden is predominantly laid to lawn which wraps round one side of the house with a side access pedestrian gate. At the far end of the garden there is the garage, which had a new fibre glass roof installed in 2017. The garage has an insulated 'up and over' door as well as a pedestrian door accessed from the garden. The front garden is mainly laid to lawn with a mature silver birch, plus a laurel hedge that runs down one side creating privacy from the road.

The property is understood to be connected to all mains services; gas, electric, water and drainage. The property is freehold. Council tax band C (Cotswold District Council).

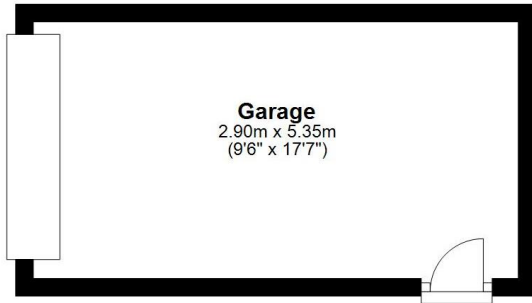
EPC – C(73).

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 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.

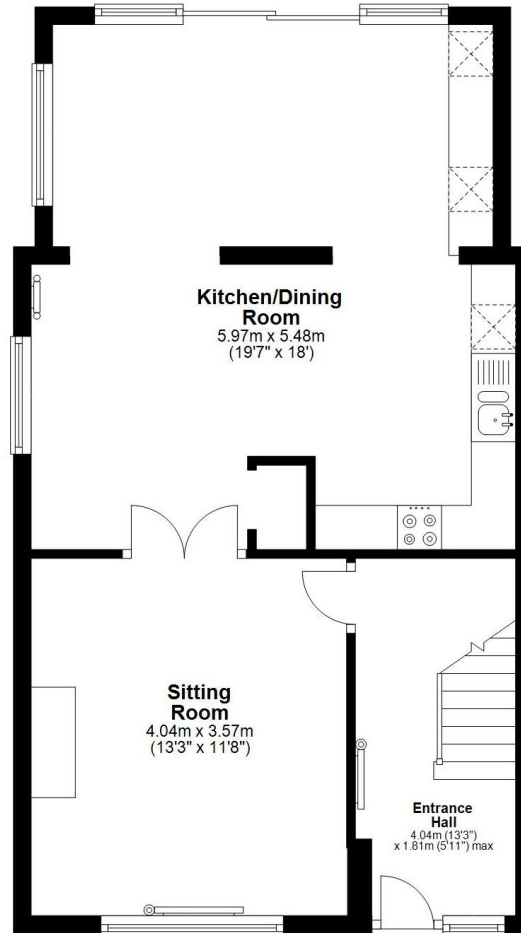
## Offers in Excess of £395,000





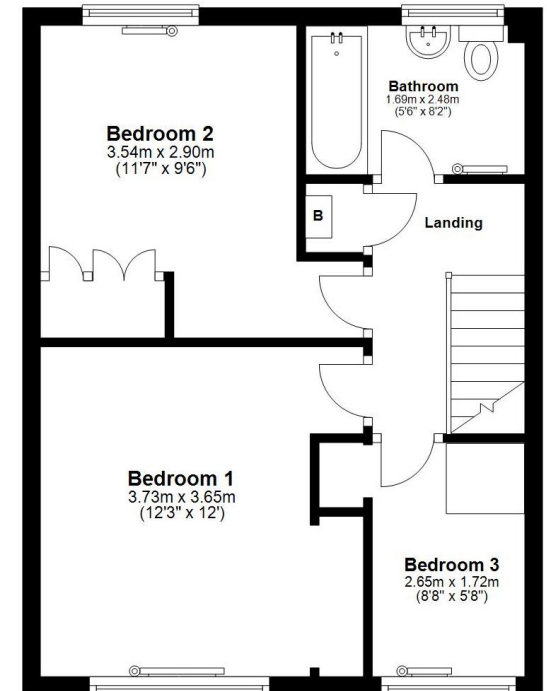
### Ground Floor

Main area: approx. 53.9 sq. metres (579.7 sq. feet)  
Plus garages, approx. 15.9 sq. metres (171.1 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Main area: Approx. 94.2 sq. metres (1014.1 sq. feet)

Plus garages, approx. 15.9 sq. metres (171.1 sq. feet)

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