

hunter
french



1 Lee Walk, Tetbury, Gloucestershire GL8 8UX

Set in a superb corner plot on the popular Highfields development this three-bedroom, modern detached home offers generous open-plan living, a south facing landscaped garden plus off-street parking and a single garage.

Lee Walk forms part of the attractive Highfields development in Tetbury, built in 2017. The development was built by Miller Homes and this particular property was completed in 2020 and built to the original 'Chelworth' specification, which has accommodation across two floors reaching approximately 1082q.ft.

On the ground floor the accommodation is commenced via the front door, into a welcoming entrance hall that sits centrally within the property with stairs to the first floor, doors to the kitchen and sitting room, plus a useful downstairs cloakroom with W.C. The spacious double fronted sitting room sits to the right of the hallway and has a beautiful bay window which makes a real feature of the room. At the far end of the room there is access to an understairs cupboard. Across the hall is the open plan kitchen/dining room finished with wood effect flooring and French doors leading out into the rear garden. The kitchen area is fitted with a contemporary range of wall and base units, plus integrated appliances comprise an oven, gas hob and extractor hood, dishwasher, and fridge freezer. If desired, there is plenty of space for an island unit and a dining table.

Rising to the first floor is a landing with access to all the bedrooms, family bathroom and a very useful double storage cupboard that also houses the combination boiler. The principal bedroom is another room enjoying a double aspect and provides plenty of space for freestanding wardrobes and at one end there is an accompanying en-suite shower room. Bedrooms two and three are across the landing, both of which are of double proportions. The family bathroom sits at the front of the property comprising a modern white suite with a shower over the bath.

To the front and side of the house there is a low-level Cotswold stone wall defining the boundary of the house with a path leading to the front door. The south facing rear garden is bordered by a beautiful, curved stone wall allowing complete privacy. Only recently landscaped to a very high standard the garden has a raised patio area directly at the rear of the house making the ideal spot for outdoor entertaining. From the patio several steps lead down to rest of the garden which, is predominantly laid to lawn with several raised beds. A storage shed is situated in the far corner discretely tucked away behind the garage. The driveway and garage run adjacent to the house and the garage has power and light. A pedestrian gate from the rear garden provides access to the driveway and garage.

The Highfields development is subject to an annual service charge that covers the maintenance of the communal areas.



We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band D (Cotswold District Council). There is also a remaining NHBC warranty.

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EPC – B

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.

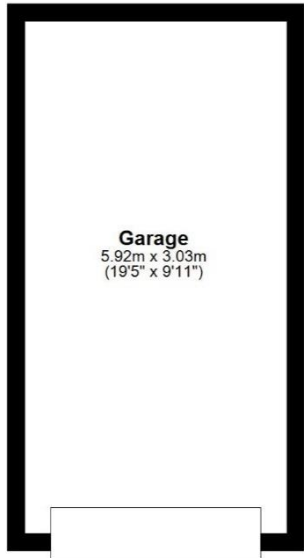
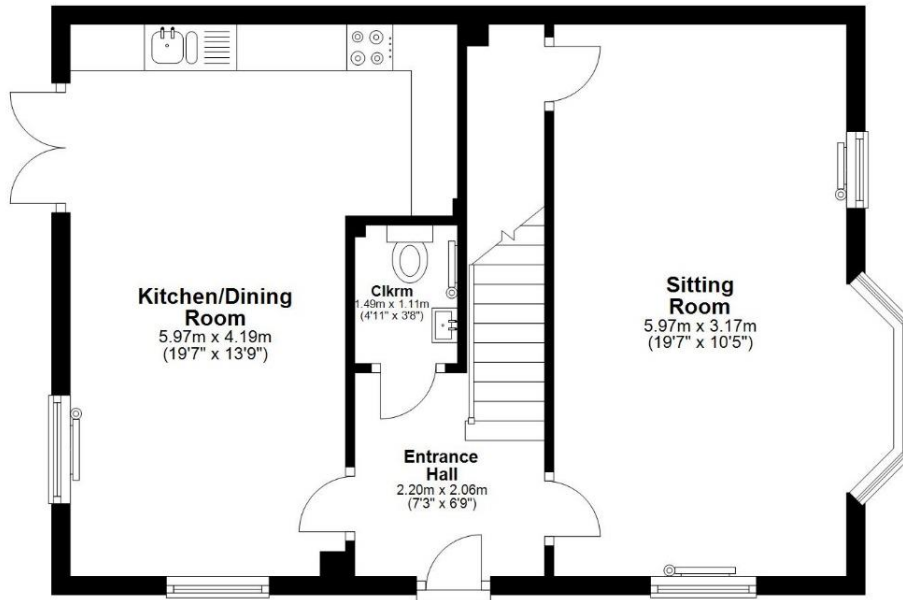


Guide Price - £490,000



Ground Floor

Main area: approx. 50.4 sq. metres (542.8 sq. feet)
Plus garages, approx. 17.9 sq. metres (193.1 sq. feet)



Main area: Approx. 100.5 sq. metres (1082.0 sq. feet)
Plus garages, approx. 17.9 sq. metres (193.1 sq. feet)

First Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



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