

hunter
french



Chapter House, 73 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL

A tastefully presented, deceptively spacious, four-bedroom detached family home situated on the outskirts of the town, just a few steps away from the Cotswold countryside. There is also a westerly facing rear garden, driveway and garage.

Highfields is a residential development on the northern side of Tetbury comprising an attractive collection of modern Cotswold homes, all within walking distance of both the town's schools, essential amenities and yet bordering the idyllic Gloucestershire countryside. This particular property was completed in 2020 and has been under the same ownership since new, with a remaining NHBC warranty until 2030. The accommodation is of a very modern-day, practical layout that includes two reception rooms and a large kitchen/dining room, plus three of the four bedrooms being of double proportion.

Entering via a pretty lean-to storm porch, the front door opens into the entrance hallway. There are doors to both reception rooms, an adjacent downstairs cloakroom with W.C, stairs to the first floor and a door at the end into the kitchen. The principal reception room is the sitting room, found to the front of the property. This room is a lovely light filled space owing to a wide bay window, and the current owners have added a feature fireplace with chimney breast and a wood burner inset. The kitchen/dining room reaches the entire width of the property and runs across the rear with a window and French doors opening onto the garden. The kitchen itself is fitted with a shaker style range of wall and base units, plus comprise integrated appliances including a double electric oven, gas hob and extractor hood, dishwasher and fridge freezer. Beside the kitchen is a really handy utility room with space and plumbing for a washing machine and tumble dryer, as well as a further base unit and extra worktop. To the far side of the dining area is access to a great sized understairs cupboard, providing fantastic storage. A study at the front of the property completes the ground floor.

At the top of the stairs is a galleried landing with a side window, cupboard that houses the gas central heating boiler, as well as doors to all bedrooms and the principal bathroom. Three of the four bedrooms are good sized double rooms, two enjoying a private aspect to the rear, whilst the master at the front is accompanied by an en-suite shower room. The fourth bedroom is a good single room, and the principal bathroom comprised a white suite with a shower over the bath. Both bathrooms are finished in contemporary and neutral tiling, and both benefit a window.



Externally there is a very well stocked, and attractive garden area at the front which is bordered by estate fencing with a central pathway to the front door. To the right-hand side of the property is a driveway that will comfortably park two vehicles, ahead of a single garage.

The rear garden enjoys a westerly facing aspect, so a great afternoon and evening spot, that commands a super degree of privacy. There is a patio area with an adjacent side gate to the driveway, and the remainder is laid to lawn with various maturing shrubs and flowers planted.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Cotswold District Council). The property is freehold.

There is an annual service charge payable on the Highfields Development, which contributes towards the maintenance of the communal areas around the site.

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. 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.

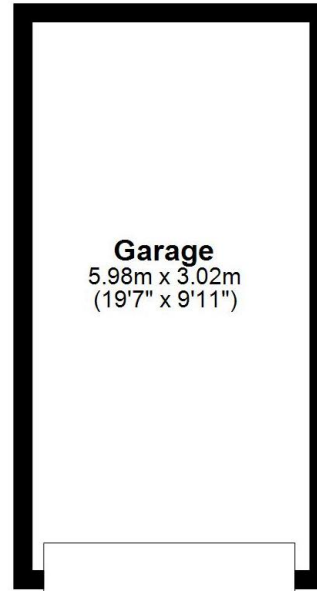
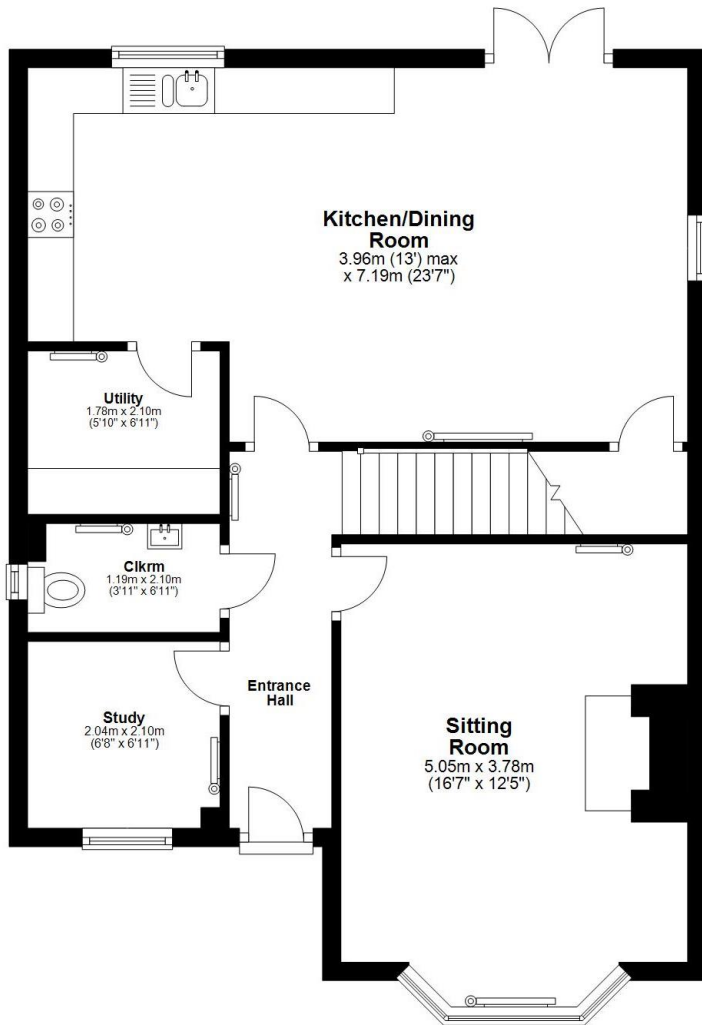
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.



Guide Price of £587,500

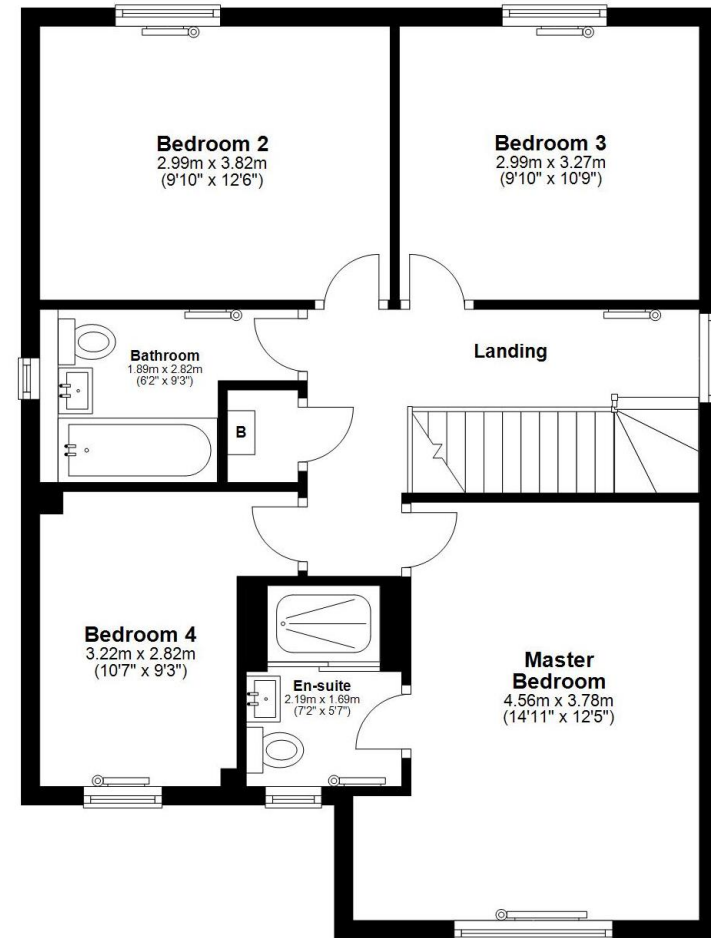
Ground Floor

Main area: approx. 65.1 sq. metres (700.9 sq. feet)
Plus garages, approx. 18.0 sq. metres (194.0 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.5 sq. feet)



Main area: Approx. 130.2 sq. metres (1401.4 sq. feet)
Plus garages, approx. 18.0 sq. metres (194.0 sq. feet)