

hunter
french



2 Havenhill Road, Tetbury, Gloucestershire, GL8 8TD

A modern, three-bedroom semi-detached home situated on the popular Highfields development in Tetbury. The property boasts off-street parking, a single garage and is offered to the market with no onward chain.

Highfields is an attractive development of modern homes on the northern side of Tetbury, built by Miller Homes from 2016 onwards. This particular double fronted property was the site showhouse during the construction period and proudly sits at the entrance of the development, benefitting beautifully decorated and appointed accommodation throughout. The property has been owned by the current owner since new and has been a successful buy-to-let within this time. The sale will be offered with no onward chain and has the bonus of the remaining two years NHBC Warranty.

The accommodation consists of central, welcoming entrance hallway with stairs rising to the first floor and a useful store cupboard underneath, plus doors to the sitting room, kitchen/dining room and the downstairs cloakroom with W.C. The sitting room is situated to the right-hand side of the house, and boasts a triple aspect including an attractive bay window to the side, French doors out onto the rear garden, plus a window overlooking the green to the front. Across the hall is the kitchen/dining room which benefits a double aspect with a window to the front and further French doors to the rear garden. The kitchen is fitted with contemporary, gloss finish wall and base units with solid worktops and all the expected integrated appliances that include a fridge/freezer, dishwasher, electric hob, double oven and a washing machine. To the second half of the room there is space for a dining table overlooking the garden.

Rising up to the first floor there is a partially galleried landing that is filled with natural light owing to a window that overlooks the garden and farmland beyond the town. There are three bedrooms across this level; two of double proportions, and a single. The master bedroom benefits from fitted wardrobes and a stylish en-suite shower room. A principal bathroom completes the accommodation, with equally stylish tiling throughout. There is a white suite with a shower over the bath.

Externally, there is a shrub and gravelled area to the front of the property, in addition to a lawn garden to the side, both of which are bordered with attractive metal estate fencing. The enclosed rear garden is very private owing to the Cotswold stone walled boundaries and has been pleasantly landscaped to include a patio terrace across the rear of the house with the remainder mainly laid to lawn with maturing flower and shrub borders and various specimen trees. A rear gate leads to the off-street parking space and single garage that accompany the house.



We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band C (Cotswold District Council). There is an annual service charge payable on the Highfields development, which contributes towards the upkeep of the communal areas.

EPC – B(81).

Agents Note – please note that the internal photography has been provided from when the house was used as the show home. External photography is correct as of 2024.

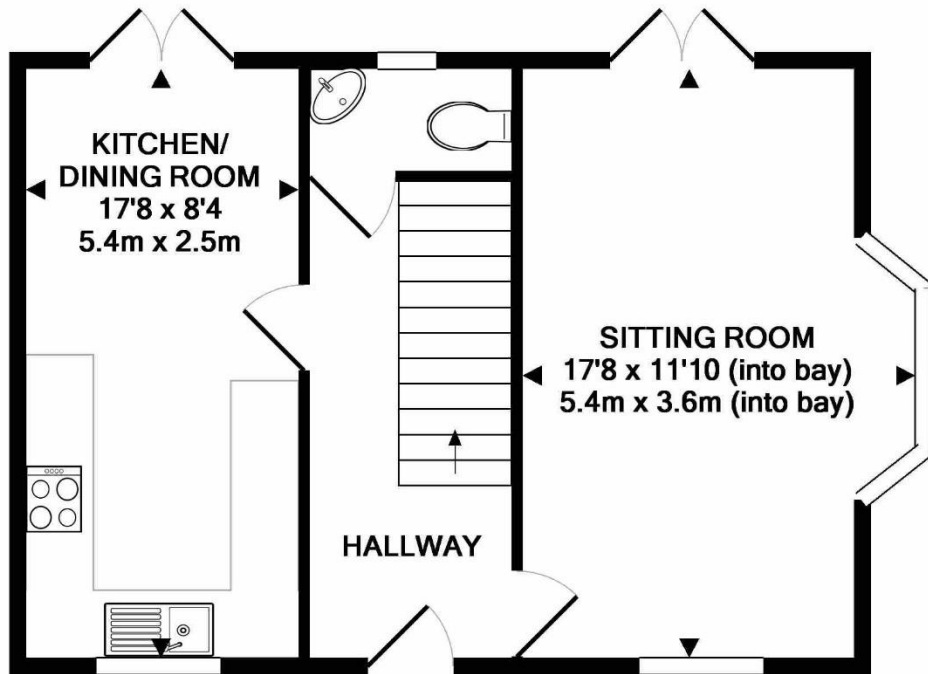
Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill.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

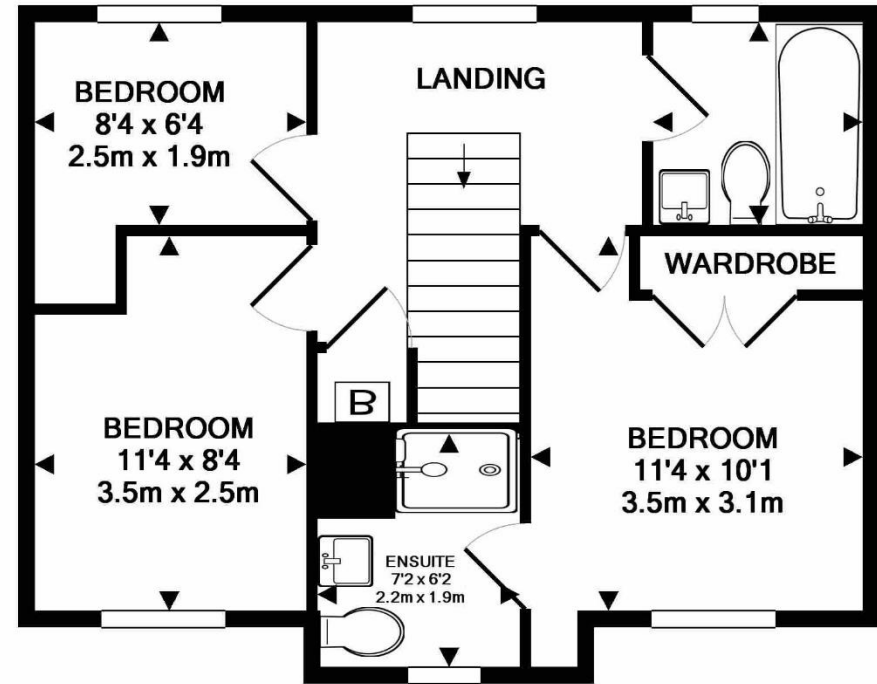


Offers in Excess of £400,000





GROUND FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 SQ.M.)