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The Willows, Longfurlong Lane, Tetbury, Gloucestershire, GL8 8TJ

A beautifully presented detached home, offering a contemporary, versatile and practical living space plus three/four bedrooms, situated in a sought-after address on the outskirts of Tetbury.

The Willows is a unique home positioned in the semi-rural Longfurlong Lane, just a short walk of Tetbury town centre and all its amenities. The property has accommodation reaching approximately 1769sq.ft (not including the integral garage) and offers versatile space across two floors with high quality fixtures throughout such as Porcelanosa fittings, granite worktops and modern additions such as triple glazed windows, under-floor heating and a heat recovery system.

Entering via an oak framed, storm porch leads into the spacious entrance hallway which is tiled throughout with a beautiful solid oak staircase rising to a galleried landing. There are doors from here to access all the ground floor rooms as well as a handy cloakroom with W.C, and a door to the integral garage. The principal living space is all to the rear of the property with a dual aspect sitting room and a generously proportioned kitchen/dining room. The sitting room is complete with French doors to the garden and an attractive focal stone fireplace with a wood burner inset. The kitchen itself is fitted with a collection of wall and base units that includes a central island, all offering a large amount of storage and comprising the expected range of integrated appliances including a dishwasher, two fridges, a freezer, washing machine, a double oven with microwave and also an induction hob. To complete the ground floor is a further reception room which can be versatile and used as either a reception room or a downstairs bedroom. This room is also accompanied by an en-suite shower room.

On the first floor the galleried landing is filled with natural light owing to the large skylight window above. There are three bedrooms on this floor, two are very generous doubles and both accompanied by their own en-suites and useful eaves storage. One of the en-suites comprises a large walk-in shower whilst the other a bath with a shower over. The second bedroom also has access to a cupboard that houses the central heating boiler and the heat recovery system. The third bedroom is currently accessed from the master and is a comfortable double, but would also lend itself well as dressing room or study, if desired. There is a store cupboard in this room which houses the hot water cylinder.

Externally, the property sits prominently within its grounds with a spacious gravel driveway at the front that will comfortably park a number of vehicles, ahead of the integral garage. The garage has an automated sectional garage door as well as power and lighting. To the rear of the property the current owners have created a fantastic, low maintenance garden to really make the most of in the summer months. There is a flagstone patio terrace that is accessible from both the sitting room and kitchen, with a Cotswold stone raised border along two sides. There is



also an area laid to an artificial lawn with an attractive timber summer house to one end that creates a pleasant, covered outdoor seating area. Along the side of the property are some useful storage sheds and a log store.

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.

EPC – D(60).

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.

## Guide Price of £740,000



### Ground Floor

Main area: approx. 82.7 sq. metres (889.9 sq. feet)  
Plus garages: approx. 16.8 sq. metres (181.0 sq. feet)



### First Floor

Approx. 81.7 sq. metres (879.2 sq. feet)



Main area: Approx. 164.4 sq. metres (1769.1 sq. feet)

Plus garages: approx. 16.8 sq. metres (181.0 sq. feet)

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