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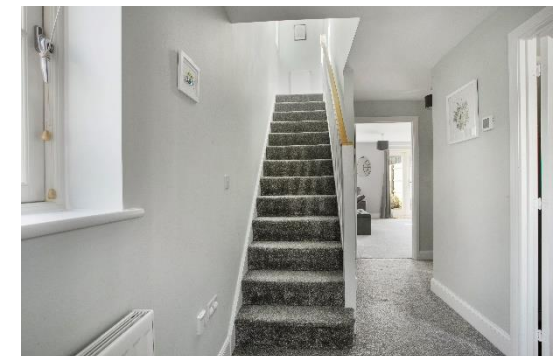
3 Breuse Court, Tetbury, Gloucestershire GL8 8WA

A fantastic example of a modern Cotswold home. This three-bedroom property is located on the Highfields development and boasts a westerly facing rear garden, off-street parking and single garage.

Highfields is an attractive development comprising a collection of modern Cotswold homes on the outskirts of Tetbury. The development was built by Miller Homes and this particular property was completed in 2019 and built to the original 'Kemble' specification. The property has been home to the current owners since new and presents well-appointed accommodation across two floors reaching approximately 944.6sq.ft. It has been immaculately maintained throughout and benefits the remainder of a 10 year NHBC warranty.

The accommodation is commenced via the well-proportioned and welcoming entrance hallway. Enjoying a dual aspect from the glazing in the front door and a side window, the space benefits natural lighting and comprises a staircase to the first floor, doors to the living room and kitchen plus a handy downstairs cloakroom with W.C. To the right of the hall, at the front of the house, is the contemporary kitchen that has plenty of storage provided by the wall and base units that are arranged in a 'U' shape. Integrated appliances include a double oven, gas hob with extractor hood, a dishwasher, fridge freezer and a washing machine. Wood effect worktops and flooring complete the room along with a window overlooking the front of the property. To the rear of the ground floor is the open plan living/dining room. This is a spacious and bright room due to the west facing orientation, and it enjoys a pair of French doors and a window onto the garden as well as plenty of space for both seating and dining areas. Access to a useful downstairs cupboard can be found to one corner of the room.

The first floor consists of a landing with a storage cupboard that houses the central heating boiler, and doors to access the three bedrooms and family bathroom. The master bedroom is located to the front of the property and is a good double sized room with fitted wardrobes and is accompanied by a stylish en-suite shower room. Bedrooms two and three are both located to the rear of the property and offer a double and single room, respectively. The third room would also make a great study or nursery. Completing the first-floor accommodation is the family bathroom, which is fitted with a white suite including a shower over the bath.



Externally, the rear garden has been pleasantly landscaped to include two patios to enjoy the sun at all times of the day, and a lawn and gravel pathway with an adjacent planted border. A side gate provides access to the driveway and the single garage, whilst at the front of the property is a small lawn area with maturing shrubs, all bordered with traditional estate fencing and a paved pathway to the front door.

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

There is an annual maintenance fee payable for the Highfields development, that contributes toward the upkeep of the communal areas. EPC – B(84).

Tetbury is a historical 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 £415,000



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Main area: approx. 43.9 sq. metres (472.3 sq. feet)
Plus garages, approx. 18.2 sq. metres (196.4 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Main area: Approx. 87.8 sq. metres (944.6 sq. feet)

Plus garages, approx. 18.2 sq. metres (196.4 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk

