

hunter
french



The Light House, 54 Cirencester Road, Tetbury Gloucestershire, GL8 8EQ

A beautifully eye-catching Edwardian home positioned in a favourable Tetbury location, with a unique generous rear garden, spacious driveway and four bedrooms.

The Lighthouse is situated on the sought after Cirencester Road, just a few minutes' walk of Tetbury town centre yet equally accessible to an array of walks into the Cotswold countryside that surrounds the town. The property is believed to date back to c.1905 and has been under the current ownership for the past 12 years. During this time the owner has made some improving alterations including a loft conversion, with the accommodation now arranged across three floors, reaching approximately 1625sq.ft. The property benefits a great wealth of charm and character including sash windows throughout, exposed wooden floors and original fireplaces in several of the rooms.

The property is entered into the welcoming entrance hallway via a decorative front door, that is partially glazed with patterned stain glass. The hallway boasts the original encaustic ceramic tiled floor and has doors to all the ground floor rooms as well as stairs that rise to the first floor, with a handy store cupboard underneath. The sitting room is found to the left-hand side of the hallway, and is a spacious room filled with natural light owing to the attractive bay window. There is a focal, working fireplace to one side of the room plus decorative cornicing and a central ceiling rose, plus exposed floorboards run throughout the space. To the end of the hallway are two doors that lead into the dining room and kitchen, which are now opened into one space by the removal of the connecting wall in 2020. This space offers a great open-plan living area with two windows and a door opening onto the garden. The dining end of the room has further exposed floorboards, and a focal fireplace with a fitted cupboard and shelving in the adjacent alcoves. The kitchen offers an excellent range of fitted units, including a pull-out larder cupboard, and is finished with a mixture of solid wood and granite effect laminated tops. A Belfast sink is an extra bonus, alongside space and plumbing for the expected appliances; dishwasher, washing machine, fridge freezer and a range cooker. There is a breakfast bar situated centrally in the room – great for making it a sociable family kitchen. A second external door can be found to the far end of the kitchen. The downstairs accommodation also benefits from a further room with an adjacent shower room. This is a great downstairs bedroom suite for guests or dependant family members, but the room would also make a great study or playroom depending on a family's individual requirements.

Rising to the first floor is a bright and airy landing with a side window and stairs that rise to the second floor as well as boasting two generous double bedrooms and a large single room. The two principal rooms both feature attractive feature fireplaces and one has a large, fitted wardrobe. The third bedroom also benefits fitted storage.



The final room on the first floor is the family bathroom, which has a pleasant view over the back garden and is half panelled to all sides and comprises a roll top bath, separate shower cubicle, wash basin and W.C. The airing cupboard sits within the bathroom and houses the Bosch, gas central heating boiler.

As the stairs rise to the second floor there are some thoughtful and clever shelving and storage areas fitted within the eaves, making the most of these unique spaces. The whole of this floor comprises the master suite with its accompanying en-suite shower room. The room boasts exposed beams, more cleverly built eaves storage cupboards and a Velux window to the rear overlooking the garden.

Externally, the front of the property is gravelled to offer a generous driveway with parking for multiple vehicles. There is a Cotswold stone boundary wall across the front of the property, along with a mature planted flower and shrub border plus a side access gate leading to the rear garden. The peaceful and captivating rear garden uniquely extends to approximately 130ft in length and is predominantly laid to lawn. The principal patio area runs directly across the rear of the house and is a great outdoor entertaining space with brick-built BBQ. The garden has been cleverly separated into sections by trellising with different seating areas throughout, plus two pergolas which sit within a gravelled area with raised vegetable beds.

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

EPC – E(39).

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.

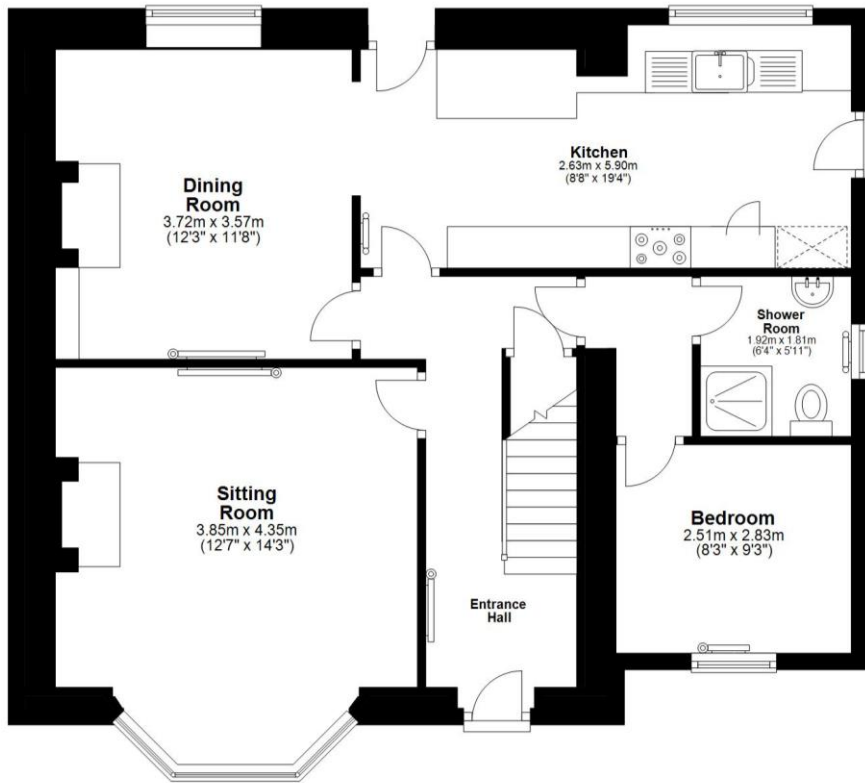
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £825,000



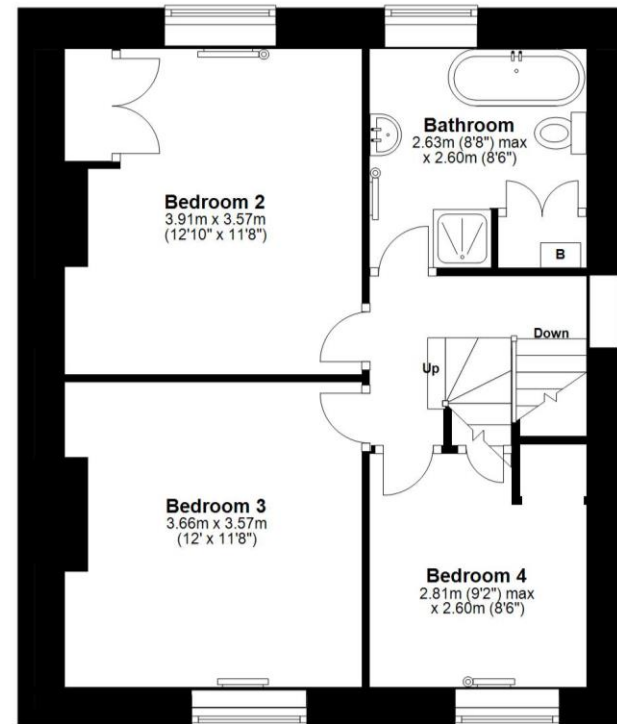
Ground Floor

Approx. 74.4 sq. metres (800.4 sq. feet)



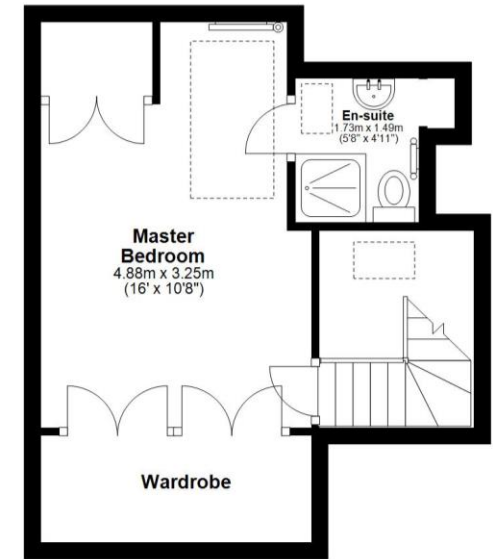
First Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Second Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 151.0 sq. metres (1625.4 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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

