

hunter
french



104 Cirencester Road, Tetbury, Gloucestershire, GL8 8EG

An immaculately presented, five-bedroom family home situated on a highly regarded, modern development on the outskirts of Tetbury. Accompanied with a generous garden and benefits a remaining NHBC Warranty.

This contemporary home forms part of the Regency Walk development that was built on the northern side of Tetbury by Lioncourt Homes. The development has been well designed to fit seamlessly with the traditional Cotswold style yet combines layouts to suit modern day living. This particular property was completed in 2020 and is positioned on the outskirts of the development with accommodation spread across two floors reaching approximately 1688sq.ft.

Upon entering the property via the front door, a welcoming hallway sits centrally within the ground floor providing access to the two reception rooms, kitchen/dining room as well as a cloakroom with W.C and a staircase rises to the first floor. To the right-hand side of the hall is a super sociable kitchen that reaches the depth of the property with a window to the front and French doors at the rear that open onto the garden. The kitchen itself is fitted with a tasteful range of wall and base units, finished in quartz worktops and all the expected appliances, a double oven, hob with extractor hood, fridge freezer and dishwasher. There is plenty of space for a large dining table, plus a seating area if desired, and the room has a tiled floor laid throughout. To one end of the kitchen/family room are fully glazed oak double doors that flow into the sitting room, which also has door to the hallway and further French doors opening onto the garden. Completing the ground floor is a second reception room that lends itself to several uses to suit a owner's needs. It would be a great study for anyone working from home, a playroom for a young family or even a separate dining room for those desiring a formal space to entertain.

Arriving at the first floor, a spacious galleried landing provides doors to all five bedrooms, the family bathroom and a cupboard that houses the hot water cylinder. Four of the bedrooms are very comfortable doubles, two of these also enjoying stylish en-suite shower rooms. The fifth bedrooms would also accommodate a double bed but is a generous single that enjoys a pleasant outlook towards the Cotswold countryside. Matching the en-suite shower rooms, the family bathroom also enjoys stylish tiling and a white suite and a heated towel rail.



Externally the rear garden benefits from a westerly facing aspect and is mainly laid to lawn and has an attractive stone wall that borders the majority of the boundaries. A patio terrace has been created across the rear of the property, creating an extension of the living areas during the summer months, allowing ample space for seating and entertaining. To the side of the property is a further area of garden that has been turned into a play area for children. This area has been laid with artificial turf making it a low maintenance space too. Beside the rear garden is a driveway providing off-street parking for two vehicles, ahead of a single garage with an up and over door, power and lighting. To the front of the property is a low maintenance garden that is laid to lawn and bordered by attractive estate fencing.

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

The Regency Walk development has a communal management site fee of £350 per annum (2023/24), which contributes towards the upkeep of the communal areas around the development.

EPC – B(85).

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.

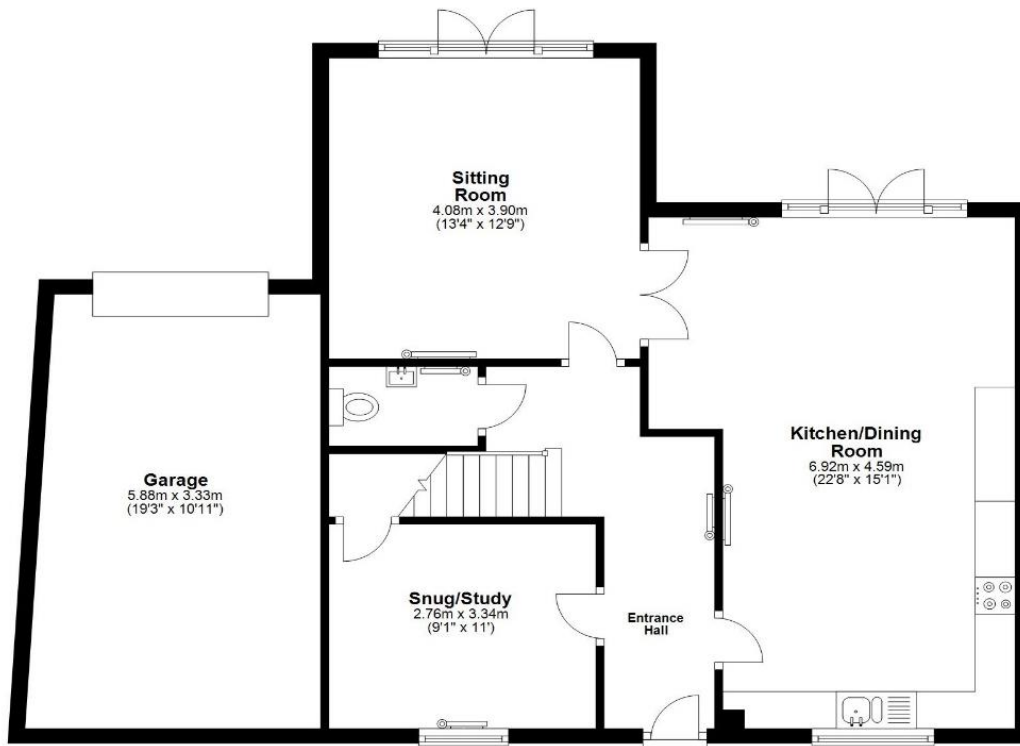
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

£695,000



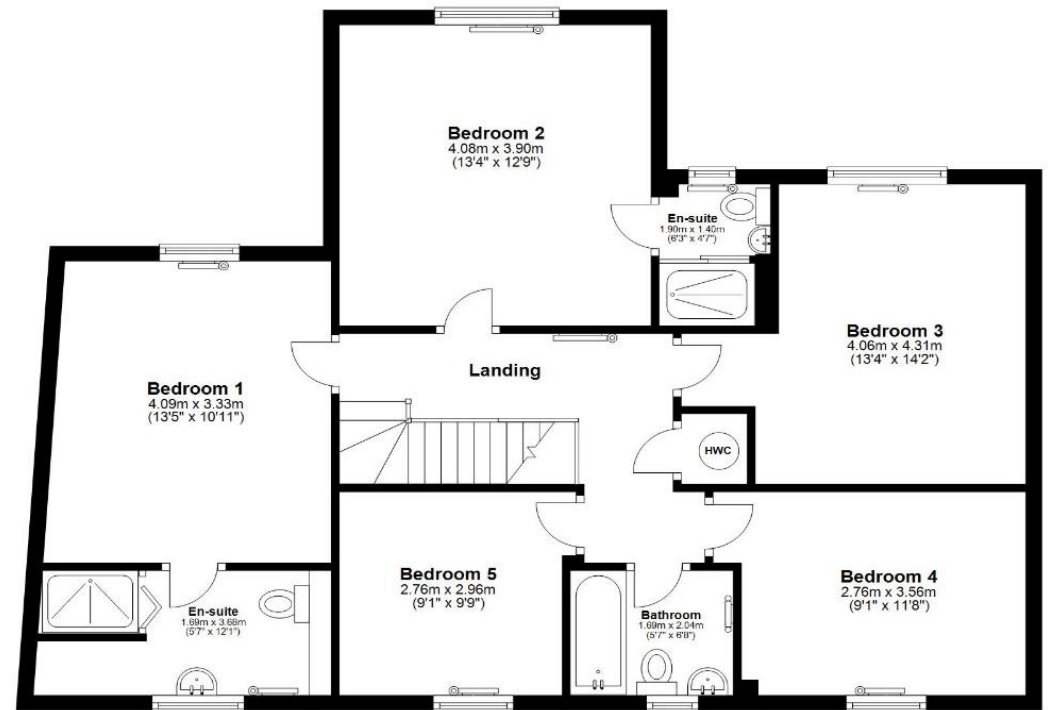
Ground Floor

Main area: approx. 67.8 sq. metres (729.6 sq. feet)
*Plus garages, approx. 20.7 sq. metres (222.3 sq. feet)



First Floor

Approx. 89.1 sq. metres (959.1 sq. feet)



Main area: Approx. 156.9 sq. metres (1688.7 sq. feet)
Plus garages, approx. 20.7 sq. metres (222.3 sq. feet)

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