

hunter
french



6 Chapman Link, Tetbury, Gloucestershire, GL8 8UZ

A beautifully presented three/ four bedroom townhouse situated on an attractive modern Cotswold development. Uniquely accompanied by a double width car port.

Highfields is an attractive development of modern homes on the northern side of the town, built by Miller Homes from 2017 onwards. This particular property was completed in 2020 and built to the original 'Oaksey' footprint with spacious accommodation reaching approx. 1170sq ft across three floors. There is a remaining NHBC warranty outstanding on the property, which has been beautifully maintained and presented by its current owners since they purchased from new.

The ground floor comprises an entrance hallway with access into the multi-functional, hub of the home, kitchen/dining/family room. The kitchen is fully integrated with a double oven, gas hob, dishwasher, fridge freezer and washer dryer, all fitted into wall and base units that wrap around one side of the room providing a great selection of storage. The splashbacks have been tiled along both runs of the kitchen with contemporary metro style tiles. A timber framed island unit sits centrally in the kitchen allowing a breakfast area with seating, further storage and worktop space. To the far end of the kitchen is space for a dining table and chairs along with a 'L' shaped sofa and TV unit. The kitchen benefits from Amtico flooring and French doors that open onto the garden. Completing the room is a handy storage cupboard under the stairs which provides further storage. A downstairs cloakroom with W.C and wash basin completes the ground floor, accessed from the hallway.

Rising to the first floor is a landing that provides access to the sitting room, one of the bedrooms and the family bathroom. The sitting room is at the rear of the property and has a large window letting in lots of natural light. It is a great size with space, and although designated as reception room, the current owners opt to use this as a fourth bedroom. Bedroom three is at the front of the property, which is a single in size and would double as a great home office. The bathroom sits between the two rooms, and comprises a white suite including a shower over the bath and is finished with a vinyl floor and tiled walls.

Continuing to the second floor are the two remaining bedrooms; both of which are double in size and one being accompanied by a stylish en-suite shower room, plus fitted wardrobes and drawers.

Externally, the property benefits the rare addition of a double car port, constructed from re-constituted Cotswold stone and is a fantastic space providing covered parking for two vehicles or further storage if required. Subject to the relevant permissions, there is potential to create a home office in this space, or simply install up and over doors to create garaging.



The property has a low maintenance west facing garden to the rear, which has an initial patio terrace accessed via the French doors from the kitchen. This is a great extension of the living space during the summer months, along with another composite decked terrace at the far end of the garden. The remainder of the garden is laid to lawn with a paved pathway that runs along one side. A pedestrian gate provides rear access.

An estate fenced garden at the front of the property is planted with a collection of shrubs and a footpath flows under a metal archway to the front door.

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

Please note there is an annual maintenance fee payable to the Highfields development for the maintenance and upkeep of the communal areas.

EPC – B (86).



Guide Price £420,000



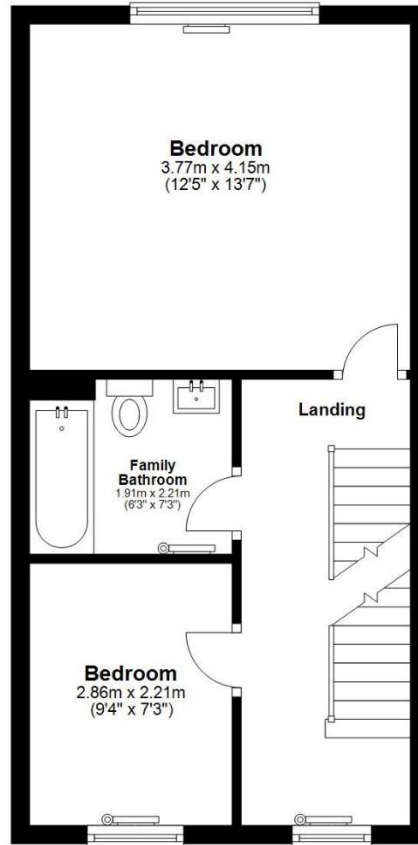
Ground Floor

Main area: approx. 36.2 sq. metres (390.1 sq. feet)
Plus car port: approx. 41.0 sq. metres (441.3 sq. feet)



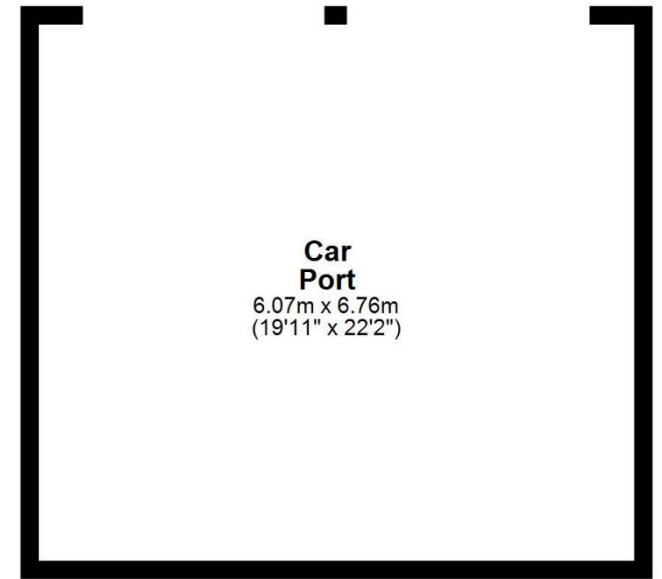
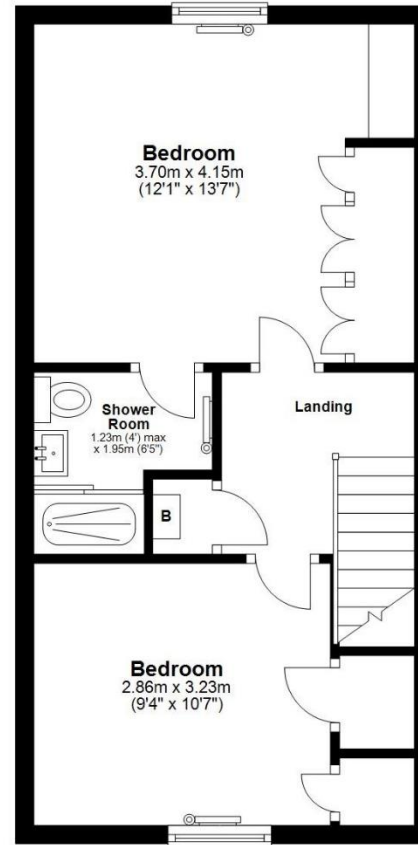
First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Second Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Main area: Approx. 108.7 sq. metres (1170.3 sq. feet)
Plus car port: approx. 41.0 sq. metres (441.3 sq. feet)

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