

hunter
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Court House, 1 Springfields, Tetbury, Gloucestershire, GL8 8EN

A detached home situated in a sought-after cul-de-sac within walking distance of the town centre. The property is accompanied by a double garage and offered to the market with no onward chain.

Springfields is a peaceful and well-regarded street of detached homes on the north-eastern side of the town, accessed from Cirencester Road and just a short walk to the town centre. Understood to have been built in the mid 1980's, Court House has been under the current ownership since 2005 and has been lovingly maintained during these years. The accommodation reaches approximately 1621sq.ft and is arranged across two floors, and has the handy bonus of a detached double garage that sits alongside the house.

The front door is reached via a covered porch and opens into a welcoming entrance hallway. Here are stairs leading to the first floor along with doors to the living areas, kitchen and a handy downstairs cloakroom with W.C. The kitchen runs along the rear of the house with an outlook over the well-maintained, private rear garden. It comprises a range of solid wood base and wall units, a four-ring gas hob with extractor above, a double oven and there is space with plumbing for a dishwasher. A utility room is found beyond the kitchen with further fitted units with a sink inset and space for a fridge freezer, tumble dryer and plumbing for a washing machine. Positioned at the front of the house is the sitting room with a large picture window overlooking the front garden. An electric fireplace sits centrally in this room, creating a natural focal point, and an opening beside this flows into the dining room where sliding doors then access the conservatory, which is filled with natural light. There are further patio doors here leading out to the rear garden. Across the hallway is a further room which could be easily utilised as another reception room, study, office or a fourth bedroom, depending on a buyer's requirements.

Rising to the first floor, a spacious landing provides doors to three double proportioned bedrooms, the family bathroom and a large airing cupboard. The master bedroom is accompanied by en-suite facilities and a generous collection of fitted wardrobes. Another of the two rooms also have a good selection of fitted wardrobes, whilst the final room has a pleasant dual aspect.

Externally, the rear garden has been very well maintained and is stocked with borders of mature flowers and shrubs. There is a patio terrace that runs across the rear of the house, flowing out from both the conservatory and the kitchen, creating a great socialising space for the summer months, and the remainder of the space is laid to lawn. A personnel door from the side of the garden accesses



the double garage, and a side access gate leads into the driveway. The driveway sits beside the house and provides off-street parking for several cars ahead of twin doors into the garage. A space next to the garage is an ideal area for bin storage. The front garden has a pathway leading to the front door and is designed for low maintenance with shingle laid and mature shrubs throughout.

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.

EPC – D(63).

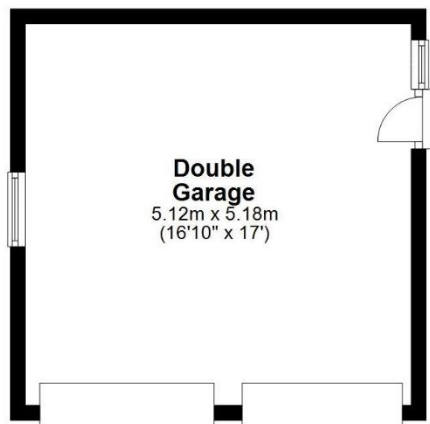
Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, and his association to nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool 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.

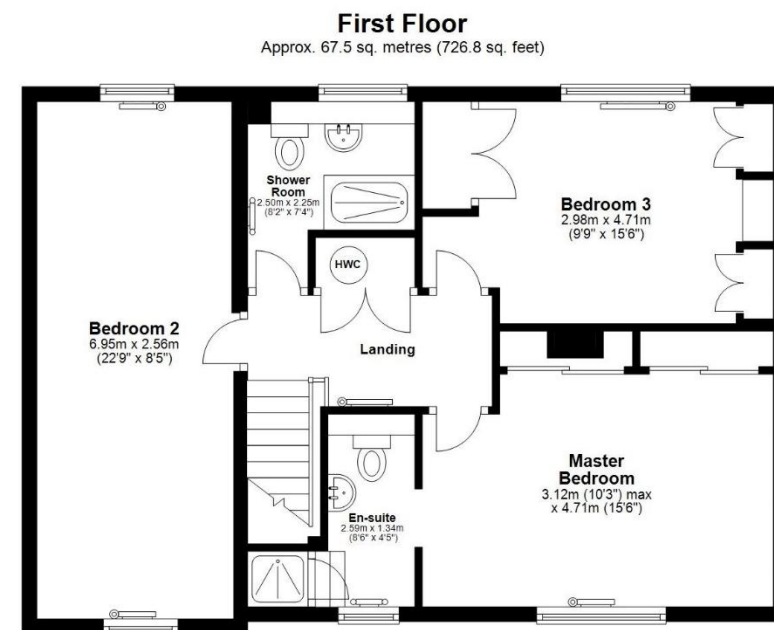
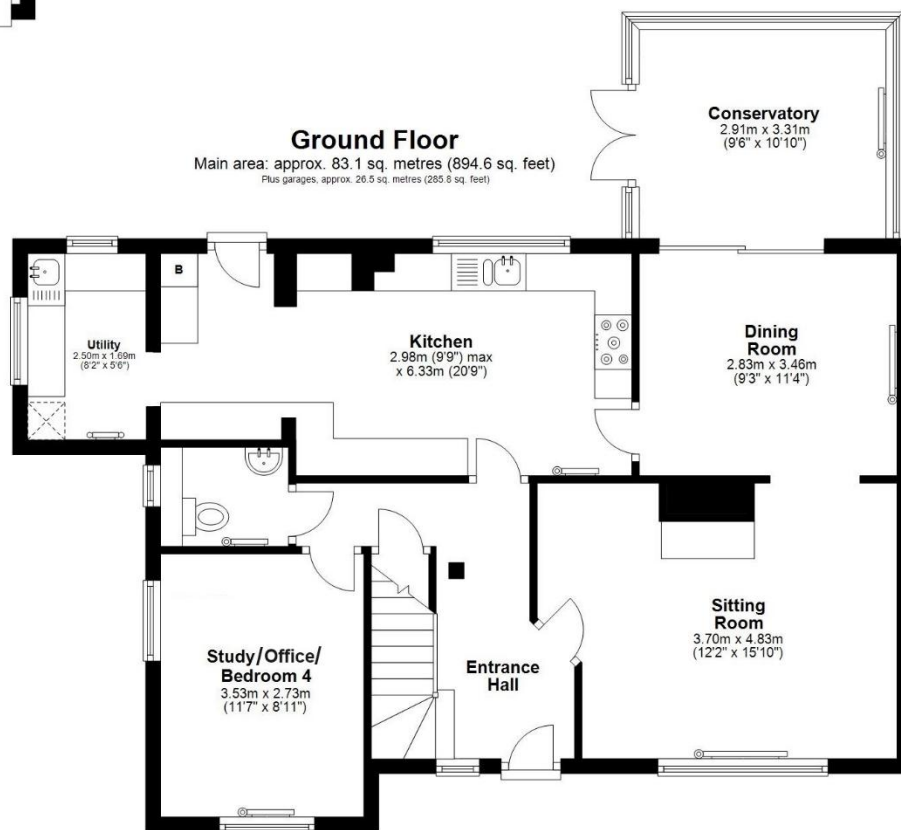


Guide Price £685,000





Main area: Approx. 150.6 sq. metres (1621.4 sq. feet)
Plus garages, approx. 26.5 sq. metres (285.8 sq. feet)



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