

hunter  
french



Greystones, Hampton Street, Tetbury, Gloucestershire, GL8 8JP

Situated in a fantastic location within short walking distance to Tetbury town centre, this four-bedroom family home offers a private rear garden, double garage and off-street parking.

Greystones is located on Hampton Street which is a stones' throw away from the town centre and all the cafes, restaurants and boutiques that Tetbury has to offer, as well as being opposite the Recreational Ground. This well-presented, detached property has been updated by the current owners in recent years to create a wonderful family home, with a layout to suit modern day living, yet continues to offer the potential to extend and convert the garage, subject to the necessary planning permissions.

The accommodation is light and airy throughout and entered via a welcoming entrance hall. It is laid over two floors with the ground floor comprising a dual aspect sitting room, stylish kitchen/dining room and a cloakroom. The spacious, contemporary style kitchen is located at the rear of the home and has been fitted less than a year ago. It includes a range of modern base and wall units, an integrated dishwasher, fridge freezer, electric hob and eye-level double oven. The room has been knocked through to the dining area to now offer a great sized sociable hub of the house, complete with sliding doors that lead to the stunning rear garden. Beside the kitchen is a separate utility room with space and plumbing for a washing machine, plus further fitted base units. The sitting room is extremely spacious with dual aspect windows allowing plenty of natural light in. A gas fire with a stone surround sits centrally in the sitting room. Finishing off the downstairs accommodation is the cloakroom, accessed via the hallway.

Stairs rise to the first floor arriving at a landing area. An airing cupboard is located here providing useful storage. There are four good sized bedrooms, with the main bedroom benefitting from an en-suite bathroom. Each room has been tastefully designed by the current owners and the three further rooms are located at the rear of the house with an outlook over the private and enclosed garden. The modern and stylish family bathroom comprises a bath with a shower attachment, floating basin and W.C. The marble tiles and panelling create a stunning contemporary, yet timeless look.

Externally there is a fantastic sized rear garden enclosed by hedging, with a variety of shrubs. A patio area wraps around the side of the home allowing access to the garage and the rest of the garden is laid to lawn. There is a large double garage that has power and light and houses the boiler and electrics.



At the front of the house is a driveway with parking for multiple vehicles in addition to the double garage, and a front garden planted with shrubs. The property commences a great level of privacy from Hampton Street owing to a very impressive, tall Cotswold stone wall.

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(59).

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 £625,000**



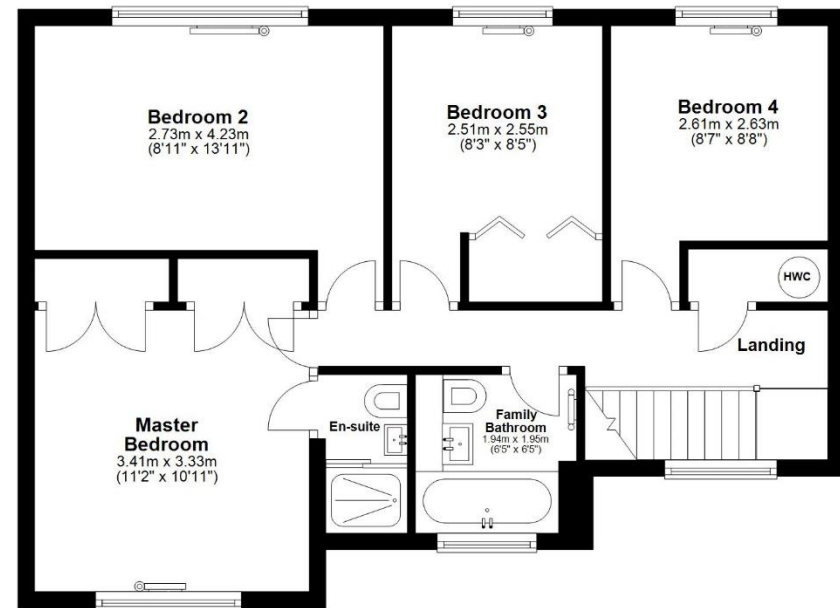
## Ground Floor

Main area: approx. 59.5 sq. metres (641.0 sq. feet)  
Plus garages, approx. 27.1 sq. metres (291.5 sq. feet)



## First Floor

Approx. 58.6 sq. metres (630.7 sq. feet)



Main area: Approx. 118.1 sq. metres (1271.7 sq. feet)  
Plus garages, approx. 27.1 sq. metres (291.5 sq. feet)

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