

hunter  
french



11 Malthouse Walk, Tetbury, Gloucestershire, GL8 8YY

A five-bedroom, semi-detached home situated in a quiet cul-de-sac location within walking distance to Tetbury's local amenities as well as both Primary and Secondary Schools. It benefits from off-street parking and an enclosed rear garden.

Malthouse Walk forms part of the Conygar Park development in Tetbury and is an extremely favourable location due to being within walking distance to Tesco supermarket, both Primary and Secondary schools and the town centre. This well presented home, understood to have been built in the 1970's, is deceptively spacious and has been extended to create a wonderful family home.

The accommodation is commenced via the hallway which has access to the sitting room and the staircase leading to the first floor. The sitting room is positioned at the front of the property, with an electric fire sitting centrally in the room and a large window overlooking the front garden, letting in lots of natural light. From here, glazed doors lead to the open plan kitchen/dining room with views of the landscaped rear garden via both a window and French doors. A side extension added in previous ownerships provides fantastic additional living space which makes this room the real hub of the home and a wonderful entertaining space. The kitchen comprises a range of base and wall units, a four-ring gas hob with oven beneath and there is space for a fridge/freezer and plumbing for a dishwasher. Beside this room is the added benefit of a utility room and a cloakroom. The utility has space and plumbing for a washing machine and a tumble dryer, as well as doors leading out to the garden at the rear and a secondary door to the front driveway.

Back through the hallway, stairs rise up to the first-floor landing providing access to all five bedrooms, a family bathroom, a further shower room and a useful storage cupboard. The family bathroom is partly tiled with a shower over the bath and a wash basin set within a vanity unit, along with a W.C. Four of the bedrooms are of a double proportion, and the fifth bedroom is a single that is a perfect nursery or study. One of the bedrooms has a drop-down ladder that accesses a fantastic loft space within the extended portion of the house. This space has been fully decorated and carpeted as well as having two skylight windows. A loft hatch on the main landing provides access to the main attic space.

Externally, there is a private and enclosed rear garden with a westerly facing aspect, bordered by fencing to all sides plus a small Cotswold stone wall at the end. A decked area leads directly off the house, perfect for enjoying the summer



months, and the remainder of the garden is laid to lawn. A smaller, patio area sits to the far end of the garden with space for a shed. To the front of the home is a paved driveway providing parking for multiple vehicles, enclosed by a mature hedge providing privacy.

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

EPC – D(67).

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.

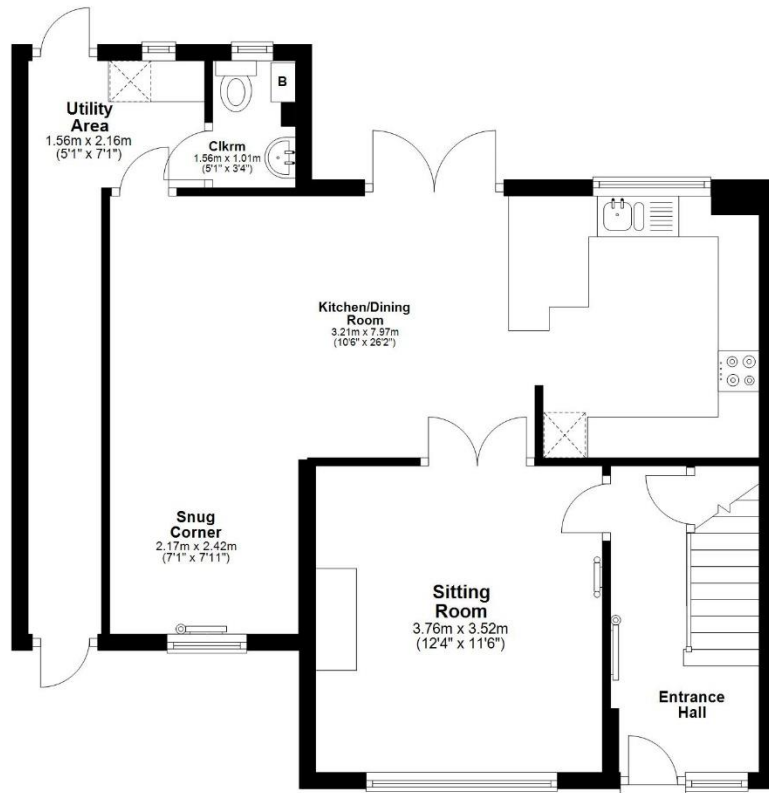


**Guide Price £465,000**



## Ground Floor

Approx. 62.8 sq. metres (675.7 sq. feet)



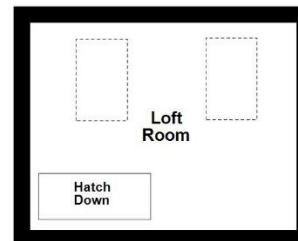
## First Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



## Second Floor

Approx. 8.3 sq. metres (89.2 sq. feet)



Total area: approx. 133.8 sq. metres (1440.3 sq. feet)

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