

hunter  
french



100 Cirencester Road, Tetbury, Gloucestershire, GL8 8GJ

A truly outstanding home with a luxurious finish situated on the outskirts of Tetbury, presented immaculately throughout with the addition of a westerly facing rear garden, off-street parking and an integral garage.

This attractive, double fronted property forms part of the highly regarded Regency Walk development that was built by Lioncourt Homes. This particular home is just one of its house type that was built on the site and was completed in 2021. It has been much loved and well-maintained during this period with further additions such as upgraded bathrooms and high-quality carpets and flooring throughout that further improve the specification of the accommodation. The layout of the property is great for modern-day life with spacious and light filled rooms that flow well on the ground floor to allow for entertaining as well as separation for cosier spaces if preferred. The accommodation in all reaches approximately 1473sq.ft and is set across two floors.

Entering via the canopy porch covered front door leads into a welcoming entrance hallway. From here there are glazed double doors that open into the sitting room, a door into the kitchen/dining room as well as a turned staircase to the first floor and a handy downstairs cloakroom. The sitting room is a beautiful room that reaches the depth of the property with a triple aspect that incorporates windows to the front and side, and French doors that open onto the rear garden. Across the hall the kitchen/dining room also reaches the depth of the property with a window to each side. The kitchen itself sits to the rear half of the room and comprises a range of tasteful, fitted wall and base units that are finished with sold stone worktops. The expected integrated appliances are found throughout, which include a double oven, gas hob and extractor hood, fridge freezer and a dishwasher. The front half of the room provides space for a family dining table and chairs. Completing the ground floor is a useful utility room that is accessed from the kitchen. There is a part glazed door to the rear garden along with a further base and an inset sink and drainer, as well as space and plumbing for a washing machine and a wall cupboard that houses the gas central heating boiler.

Rising to the first floor arrives at the central landing, which provides doors to all four double bedrooms as well as the family bathroom and a double width linen cupboard housing the water tank. The impressive master bedroom suite is approached by its own dressing room that provides space for freestanding wardrobes along one side plus a door into the en-suite shower room to the other. The bedroom is found beyond the dressing room and is a lovely sized room with a dual aspect. The second bedroom is also accompanied by its own en-suite bedroom, making it a great guest bedroom. The family bathroom, in harmony with the two en-suites, is a beautifully stylish room with a white suite and is finished in contemporary tiling. There is a shower fitted over the bath, plus a wash basin set



Externally, the property has a pretty front and side garden enclosed by traditional estate fencing. There is a pathway leading to the front door and low maintenance areas of lawn and planting each side. The rear garden is enclosed by a tall Cotswold stone wall and a patio terrace runs across the rear of the property for outdoor eating and entertaining. The remainder is laid to lawn with a maturing tree planted to one corner. The driveway sits to the rear of the property and is block paved providing space for two vehicles in tandem, ahead of the single integral garage.

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

There is an annual maintenance fee payable for the Regency Walk development – this contributed towards the upkeep of the green spaces and communal areas. This is paid in 6 monthly instalments of £179.50 (2024/25).

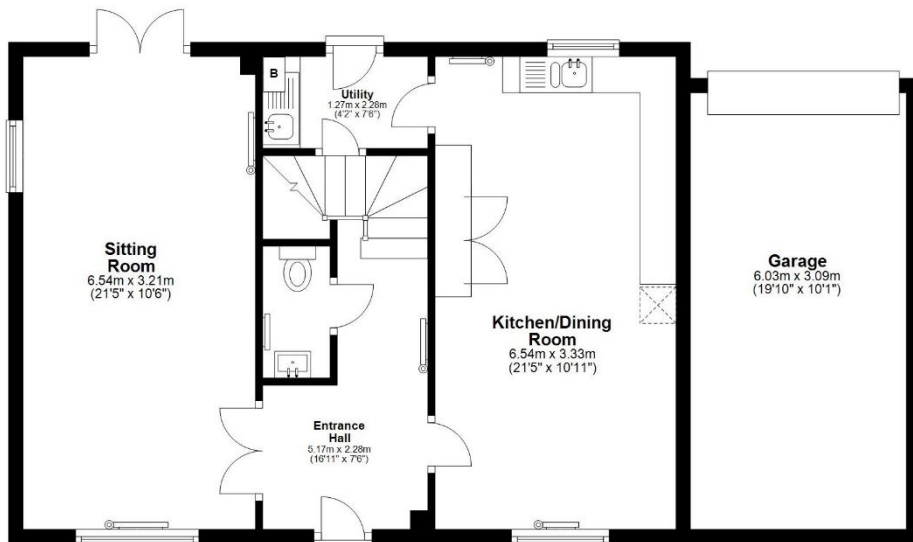
EPC – B (84).

## Guide Price £685,000



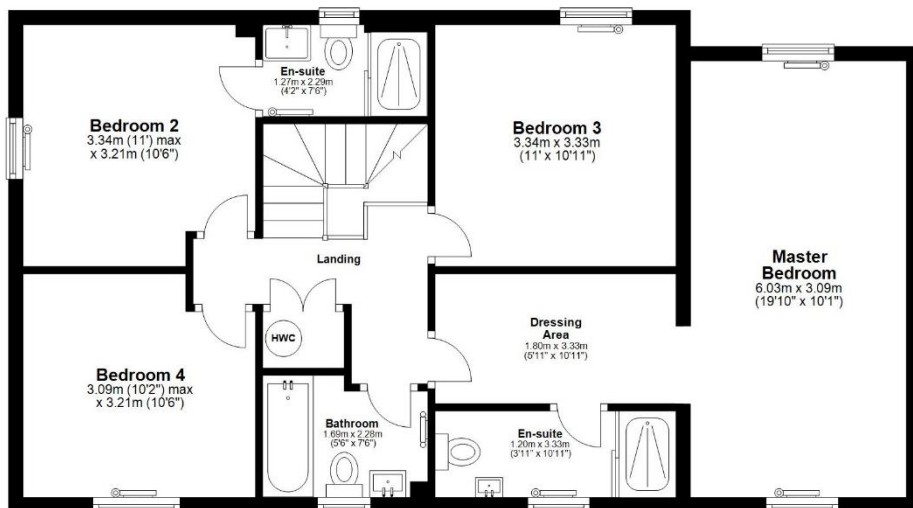
## Ground Floor

Main area: approx. 58.6 sq. metres (631.2 sq. feet)  
Plus garages, approx. 18.6 sq. metres (200.4 sq. feet)



## First Floor

Approx. 78.2 sq. metres (841.9 sq. feet)



Main area: Approx. 136.9 sq. metres (1473.1 sq. feet)  
Plus garages, approx. 18.6 sq. metres (200.4 sq. feet)

## Situation

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.



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