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21 Jasmine Gardens, Tetbury, Gloucestershire GL8 8FR



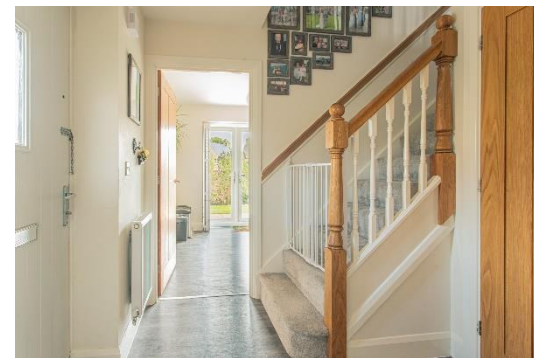
A modern, detached family home situated within a small development on the northern outskirts of Tetbury.

This attractive, detached property forms part of the highly regarded Regency Walk development that was built by Lioncourt Homes. This particular home sits centrally within the development overlooking the open green space, has been home to the current owners since new in 2018. In this time further improvements have been made such as plantation shutters fitted throughout the property and decorative panelling added in the sitting room. There is also a remaining NHBC warranty with the property.

The accommodation on the ground floor is all centred around the welcoming entrance hallway, which has an adjacent cloakroom with W.C and provides a handy area for coat and shoe storage. A door to the left-hand side leads into the fantastic kitchen and dining area, which is filled with natural light owing to its dual aspect that includes a set of French doors that open onto the garden. The kitchen comprises a modern, shaker style range of wall and base units in an 'L' shape to one end providing great storage and comprises a selection of integrated appliances such as a dishwasher, fridge/freezer and double oven, plus a five-ring gas hob with an extractor hood. There is space for a dining table and chairs, and a further door leads into the adjacent utility room to which there are further fitted units, a sink and drainer plus space and plumbing for washing machine and tumble dryer. There is also an understairs cupboard which the owners utilise as a great pantry area. Across the hallway is the sitting room, which benefits a dual aspect too. This is a great size with ample space for sofas and tv unit, and sitting centrally within the room is an attractive hand carved, stone feature fireplace with decorative tiling and a socket to allow for an electric stove. The vendors have tastefully decorated the sitting room with half height panelling throughout.

Rising up the first floor there is a galleried landing space providing doors to the three bedrooms and family bathroom. Immediately to the left of the stairs is the family bathroom which is fully tiled and comprises a white suite with a shower over the bath, sink and W.C, along with a full-height towel rail. The bathroom also benefits from a light tunnel to create a naturally light space. Bedroom's two and three are both of double proportions, however bedroom three works great as a home office or a useful hobby room. Finally, the main bedroom is a generous size and enjoys a dual aspect as well as built in wardrobes and benefits from its own contemporary en-suite shower room.

Externally there is a garden to the front and side of the property which is bounded by an attractive Cotswold stone wall and is a low-maintenance area with a lawn and planted borders. This area flows around to the block paved driveway providing off-street parking for two vehicles ahead of the single garage. The garage has power and lighting and provides a great space for storage or to be used as a workshop.





The rear garden is also bordered by a Cotswold stone wall to two sides, and a feather board fence to the other. The garden is mainly laid to lawn with a patio area running along the rear of the property for al fresco dining and entertaining during the summer months. There are mature shrubs and planted borders running around the lawn and space for a shed is found to the corner of the patio.

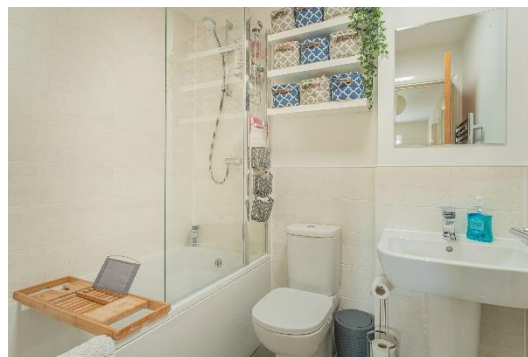
We are informed that the property is connected to mains services such as; Gas, electricity, water and drainage. Council tax band D (Cotswold District Council). The property is freehold.

There is an annual maintenance fee payable for the Regency Walk development – this contributes 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).

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.



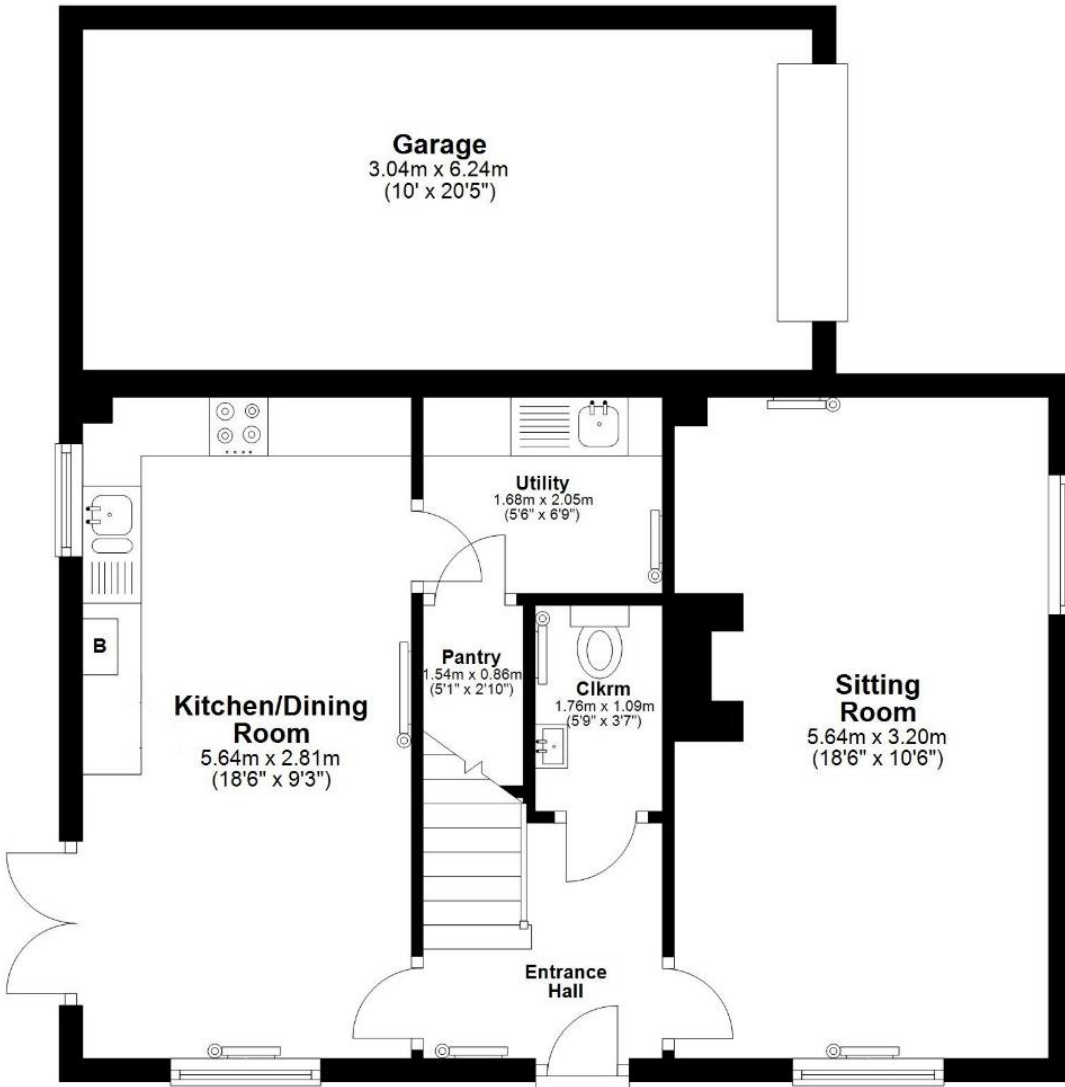
**Guide Price £525,000**



## Ground Floor

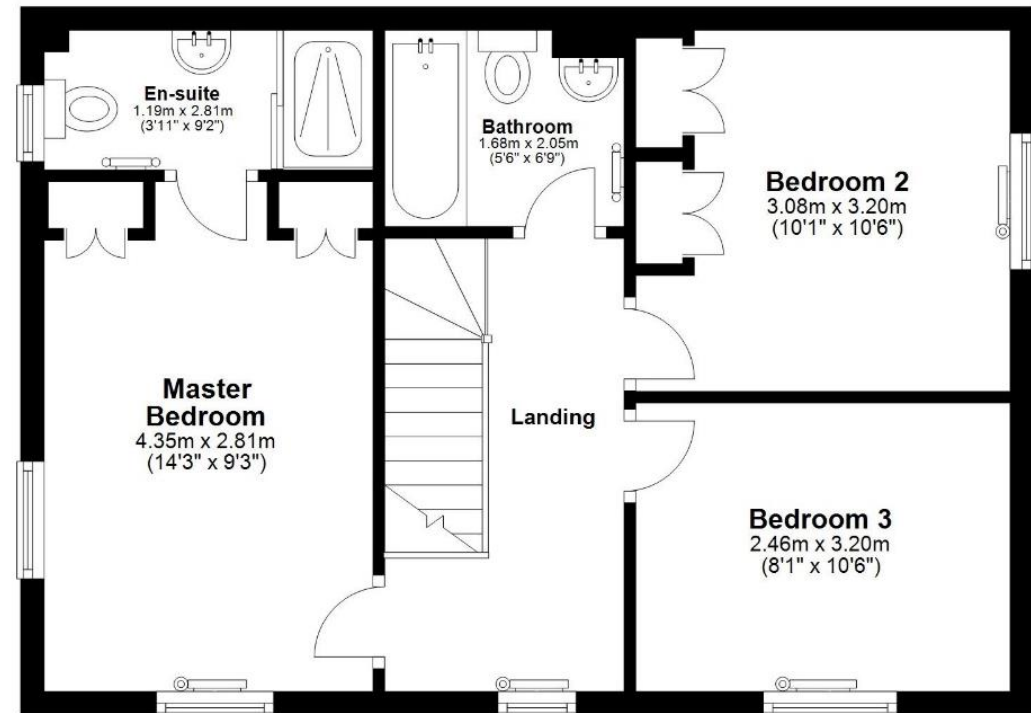
Main area: approx. 46.6 sq. metres (501.2 sq. feet)

Plus garages, approx. 19.0 sq. metres (204.0 sq. feet)



## First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Main area: Approx. 93.1 sq. metres (1002.3 sq. feet)

Plus garages, approx. 19.0 sq. metres (204.0 sq. feet)

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