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The Red House, Long Newnton, Tetbury, Gloucestershire, GL8 8RJ

A characterful detached four-bedroom family home boasting generous proportions throughout and with outstanding views across the surrounding Cotswold countryside. It is accompanied by a spacious driveway with an oak frame double garage and a pretty rear garden.

The Red House is believed to date back to the 1920's and is a former county police house that served both Gloucestershire and Wiltshire through its working history. The current owners have proudly called the property home for the past thirteen years and have extended and made improvements across this time. Its location combines a rural feel with the convenience of Tetbury just a few minutes' drive away.

The accommodation is commenced via a good-sized welcoming entrance porch with a quarry tiled floor that then continues into the inner hallway. Here there are doors to the first reception room and the dining area of the kitchen, plus stairs that rise to the first floor. The real focal room of the ground floor, and the hub of the home is the 'L' shaped open plan kitchen/dining area. The room sits centrally within the house allowing the two further reception rooms to be easily accessed whilst creating a very versatile space to suit any family's needs. The kitchen itself is fitted with a Shaker style range of wall and base units with solid wooden worktops and an integrated dishwasher. There is space for an electric range cooker and fridge freezer as well as a useful downstairs cupboard that is utilised as a pantry. The principal reception room sits beyond the kitchen and enjoys three windows and French doors opening onto the rear garden. There is a focal fireplace with a contemporary style wood burner installed. The second independent reception room is to the front of the property and could be used as either a separate snug or a study with wood burner. To complete the ground floor is a good-sized utility room with a selection of fitted cabinets, plumbing and space for a washing machine and tumble dryer, as well as a back door to the garden and an adjacent cloakroom with both a W.C and shower.

Rising to the first floor are four bedrooms of generous double proportions and all enjoy a very pleasant rural outlook over the countryside that surrounds the village. The principal bedroom occupies the most favourable spot at the rear of the house and is accompanied by a dressing area with space for a freestanding wardrobe and an en-suite shower room. The accommodation is completed by a family bathroom that is finished with stylish tiling and a white modern suite comprising a bath with an overhead waterfall shower, wash hand basin and low-level WC.

At the front of the property there is a hedge border with double gates inset opening onto a large shingle laid driveway. The driveway will comfortably park a number of vehicles and there is a beautiful oak frame double garage with power and light to provide further parking and storage. At the front, adjacent to the driveway is a small lawn area with flower borders. The rear garden is predominantly laid to lawn with various fruit trees. Behind the garage a beautiful decked and shingle area has been created providing a tranquil, private space,



perfectly positioned to make the most of the afternoon and evening sun with an unspoilt outlook across the neighbouring farmland.

We understand the property is connected to mains gas, electricity and water. The drainage is provided via a private, recently installed water treatment plant. The property is freehold. Council tax band F (Cotswold District Council).

EPC – C (71).

The pretty hamlet of Long Newnton is close to the market town of Tetbury and offers a fantastic array of rural walks from the doorstep. Nearby Tetbury is a 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.

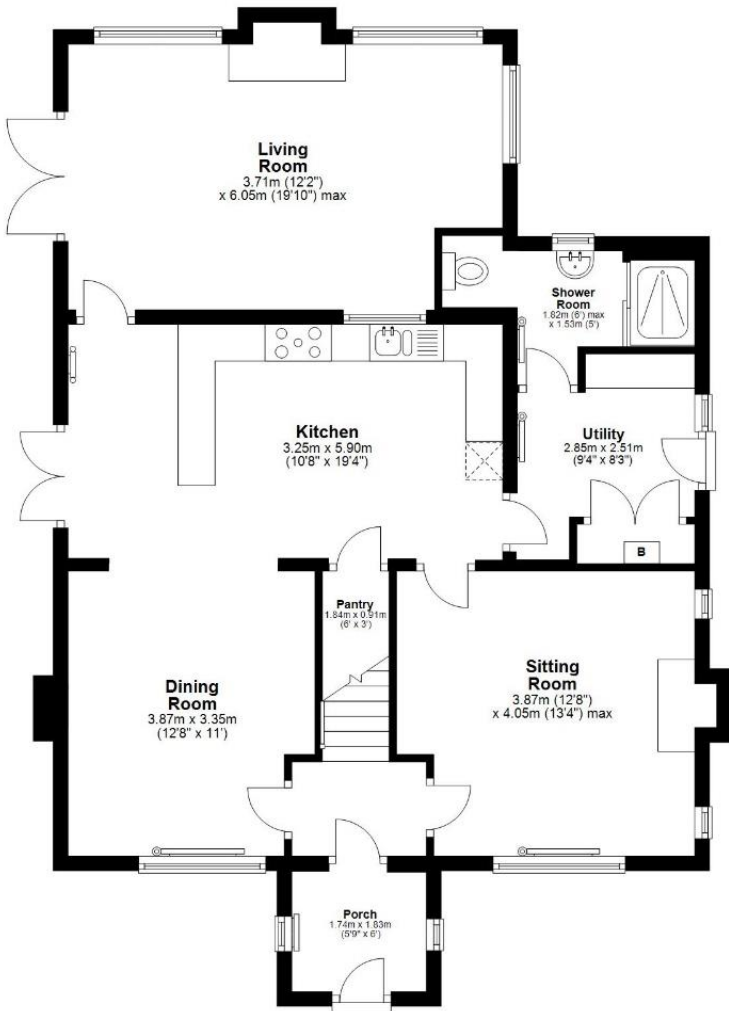
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

£760,000



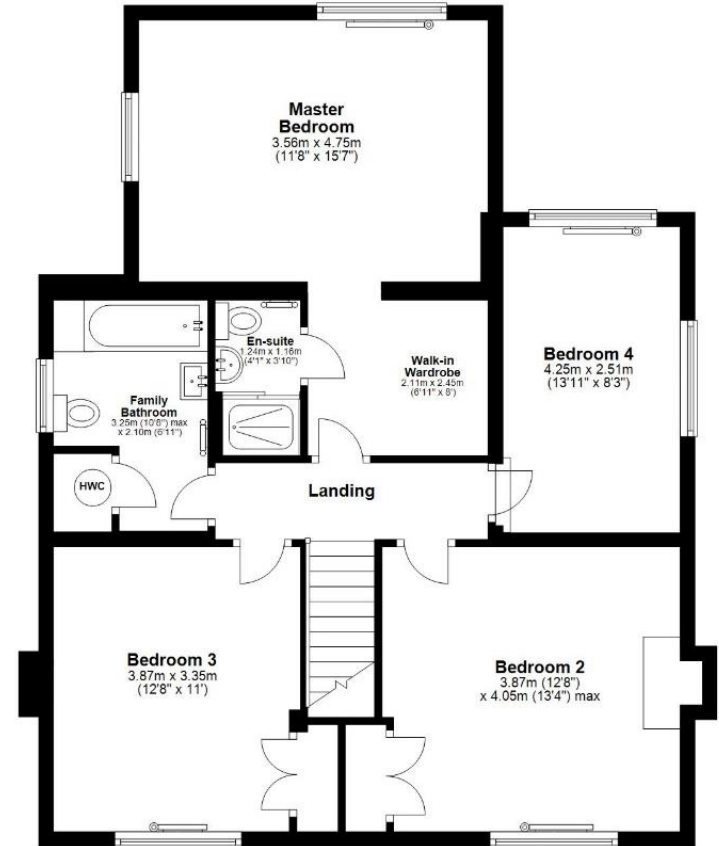
Ground Floor

Main area: approx. 90.5 sq. metres (974.1 sq. feet)
Plus garages, approx. 27.2 sq. metres (293.1 sq. feet)



First Floor

Approx. 82.5 sq. metres (887.7 sq. feet)



Main area: Approx. 173.0 sq. metres (1861.8 sq. feet)

Plus garages, approx. 27.2 sq. metres (293.1 sq. feet)

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