

hunter
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69 Havenhill Road, Tetbury, Gloucestershire, GL8 8TE

A fantastic example of a modern Cotswold home, favourably positioned on the outskirts of Tetbury. This detached home has four-bedrooms and is accompanied by a southerly facing garden, driveway and garage.

The Highfields development was constructed from 2017 onwards by Miller Homes and is a collection of attractive Cotswold homes with all the modern-day necessities. This particular property was part of the later phases and was completed in 2020, meaning there is a remaining NHBC warranty until 2030. The property is configured in Miller Homes 'Kingscote' specification benefiting a double fronted façade with an attractive open porch, and the accommodation extends to approximately 1308sq.ft.

The property is entered via the front door into a spacious and central entrance hallway that provides access to all ground floor rooms as well as a turned staircase to the far end. To the left-hand side are two reception rooms; the principal sitting room to the rear and a secondary room at the front, which could easily adapt to an array of uses. The current owners use this as a dining room, but it would be an ideal home office or even a playroom, snug or hobby room. The sitting room has French doors out onto the garden and the southerly aspect fills the room with natural light. Across the hallway is the kitchen/breakfast room which is a great size reaching the full depth of the property and enjoys a dual aspect. The rear portion is the kitchen itself with modern, fully fitted units that comprise the expected collection of integrated appliances such as a double electric fan assisted oven, gas hob with a four-ring burner, dishwasher and a fridge freezer. The front portion of the room provides comfortable space for a dining table and chairs. Beside the kitchen is the utility room, which has space and plumbing for a washing machine plus further base units with a second sink and drainer unit set within. There is a door from here into the garden. A downstairs cloakroom with W.C completes the ground floor accommodation, plus there is a useful understairs store cupboard in the hall.

Rising up to the first floor is a spacious and partially galleried landing. The property boasts four generously proportioned bedrooms, all of which are of double size. The main bedroom sits at the rear of the property and has the benefit of fitted wardrobes and its own en-suite shower room. Bedroom two also benefits from fitted wardrobes. A main bathroom completes the first-floor accommodation and comprises a white suite with a W.C, wash basin and a bath with a shower over.

Externally the rear garden has been cleverly landscaped by the current owners. There is an extended patio terrace, perfect for outside dining and entertaining, whilst the majority of the garden is laid to lawn with mature and well stocked beds and borders, plus two specimen trees. Towards one corner is a timber summer house whilst a pergola covered area against the garage wall provides an ideal spot for a bench to sit and enjoy the evening sun.



A pedestrian gate leads from the rear garden onto the driveway, where there is space for two vehicles ahead of the garage. The garage is of a single size with a manual up and over door, power and lighting.

We are told the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Cotswold District Council). The property is freehold. Highfields is subject to an annual service charge for the maintenance of the communal areas around the development.

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 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.

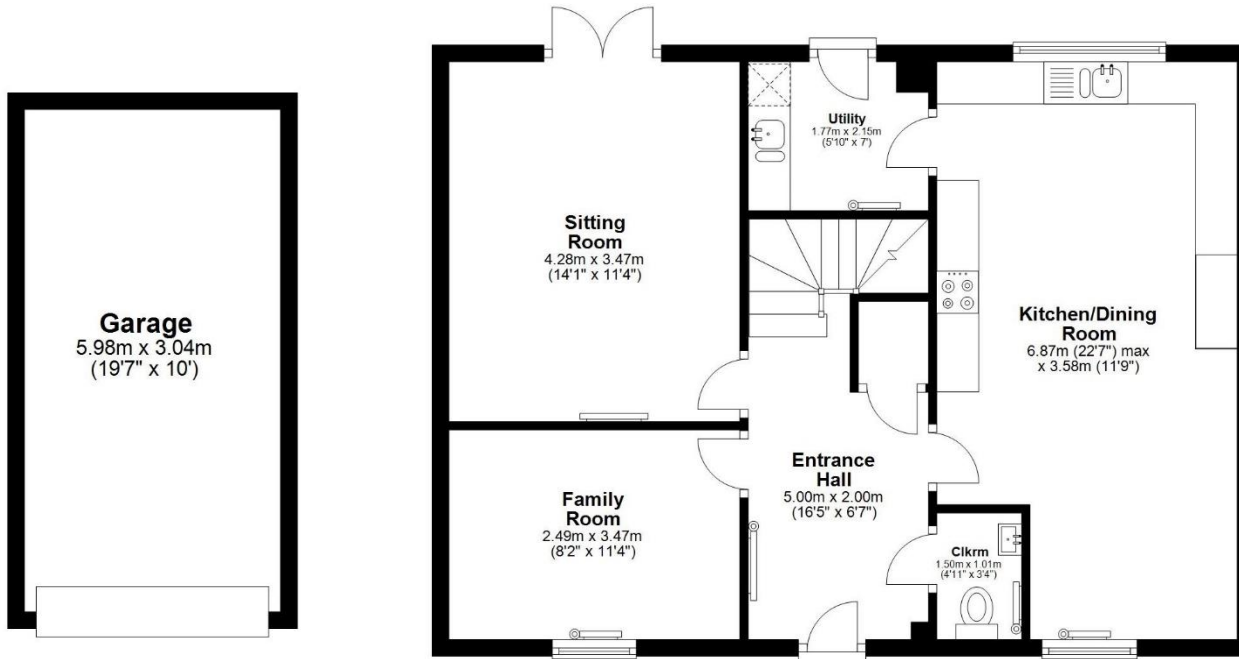
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £599,000



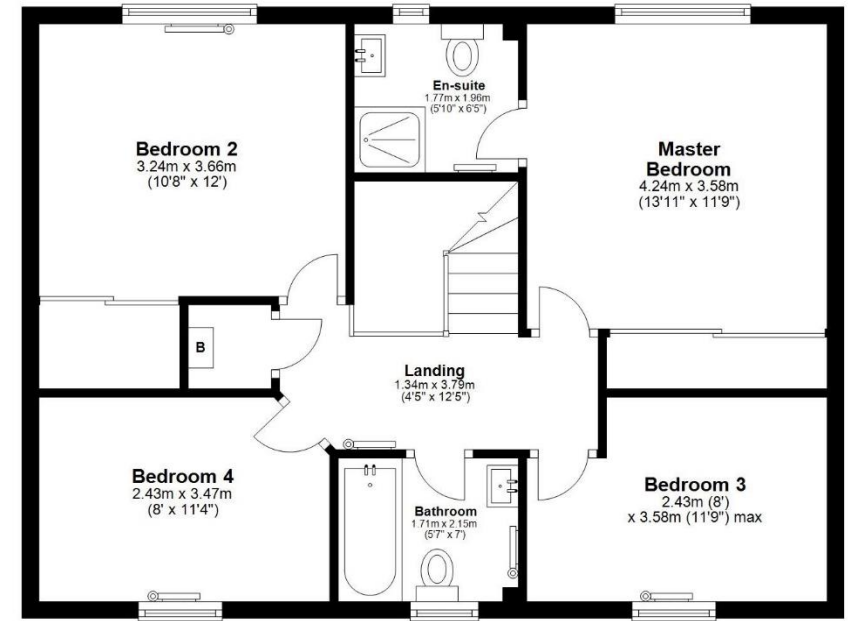
Ground Floor

Main area: approx. 64.5 sq. metres (694.5 sq. feet)
Plus garages, approx. 18.2 sq. metres (195.7 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



Main area: Approx. 121.6 sq. metres (1308.4 sq. feet)

Plus garages, approx. 18.2 sq. metres (195.7 sq. feet)



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