

A two-story stone house with a steep gabled roof covered in grey tiles. The house is built from light-colored, rectangular stone blocks. It has a central blue door with a small white porch. There are four windows: two on the upper floor and two on the lower floor, all with light green frames. A stone wall runs along the front of the property, and a paved driveway is visible on the left. A tall street lamp stands in front of the house. The sky is blue with scattered white clouds.

hunter
french

2 Trubshaw Close, Tetbury, Gloucestershire, GL8 8GL

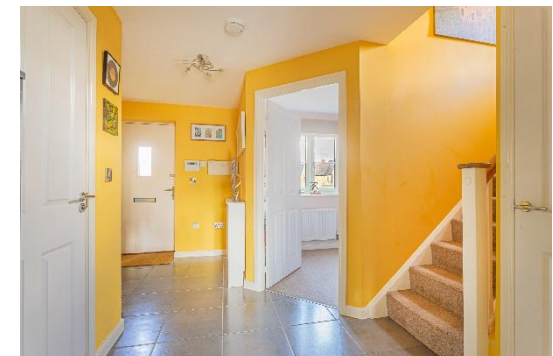
An attractive, five bedroom, double fronted modern Cotswold home situated in a small cul-de-sac and accompanied by a detached double garage, a southerly facing rear garden and spacious accommodation throughout.

Trubshaw Close is a small development built by Bovis Homes in 2015/2016 within the historic market town of Tetbury. The location offers a fantastic link to the Tetbury Trail and some beautiful walks into the Gloucestershire countryside yet is just a short walk of the town centre and all the amenities Tetbury has to offer. This detached property has been under the current ownership since new and features versatile accommodation reaching approximately 1602sq.ft. It's favourable plot enjoys a south facing rear garden with an open aspect and there is a double garage situated behind the property along with off-street parking.

Entering via the front door leads into a very spacious entrance hallway. From here are doors to all the ground floor rooms, along with a turned staircase with a half landing window that lets in loads of natural light, along with a cloakroom and a handy coat and shoe store cupboard. To the right hand side is the generous, dual aspect sitting room that features French doors opening out onto the rear garden and provides ample room for furniture. Across the hallway is the second reception room, which is a natural study or workroom, but could also be an ideal playroom. The kitchen/family room is located at the back of the property with two sets of French doors leading out onto a patio terrace that runs across the house. This room is practically designed and provides space for both a dining table as well as further space for sofas, making it a fantastic hub of the home. The kitchen units are a contemporary collection of neutrally coloured wall and base units with the expected range of integrated appliances fitted throughout. These include a five-ring gas hob, a fan assisted double oven, a dishwasher, fridge freezer and a washing machine.

Rising up to the first floor there are five bedrooms, two of which benefit en-suite shower rooms, along with a principal family bathroom. The master bedroom sits to the rear of the property and as expected is a generous bedroom with a large window across the rear. There are a fitted range of wardrobes running along one side of the room, and the en-suite has a double width shower, wash bash, W.C and is fully tiled in a two-tone premium tile. Bedrooms two and three are also double in proportion; bedroom two being accompanied by the second en-suite shower room, whilst bedrooms four and five are singles. The family bathroom features a white suite that includes a shower over the bath and is finished throughout in a tasteful tile with décor detail around the bath. An airing cupboard sits on the landing, which houses the hot water cylinder.

Externally there is a small front garden that is bordered by an attractive Cotswold stone wall with a paved pathway leading to the front door.



At the rear is a secure garden enclosed by feather-board fencing and a rear access gateway that leads to the double garage and parking. The garden is predominately laid to lawn with a couple of maturing specimen trees, along with the patio terrace that runs across the rear of the house making an ideal outdoor entertaining and dining space for the summer. The double garage benefits power and lighting.

The property is connected to all mains services: gas, electricity, water and drainage. Council tax band F (Cotswold District Council). The property is freehold. EPC – B(86).

The development is subject to an annual service charge that contributes towards the upkeep of the shared areas around the cul-de-sac. This charge is £340pa and paid in 6-month instalments.

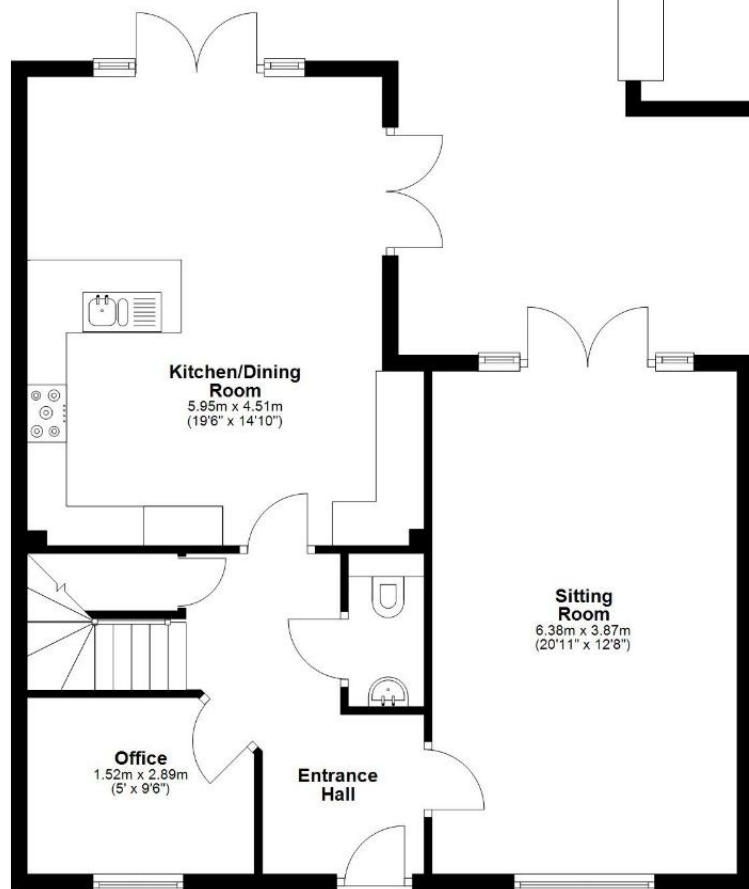
Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. 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.

Offers in Excess Of £700,000



Ground Floor

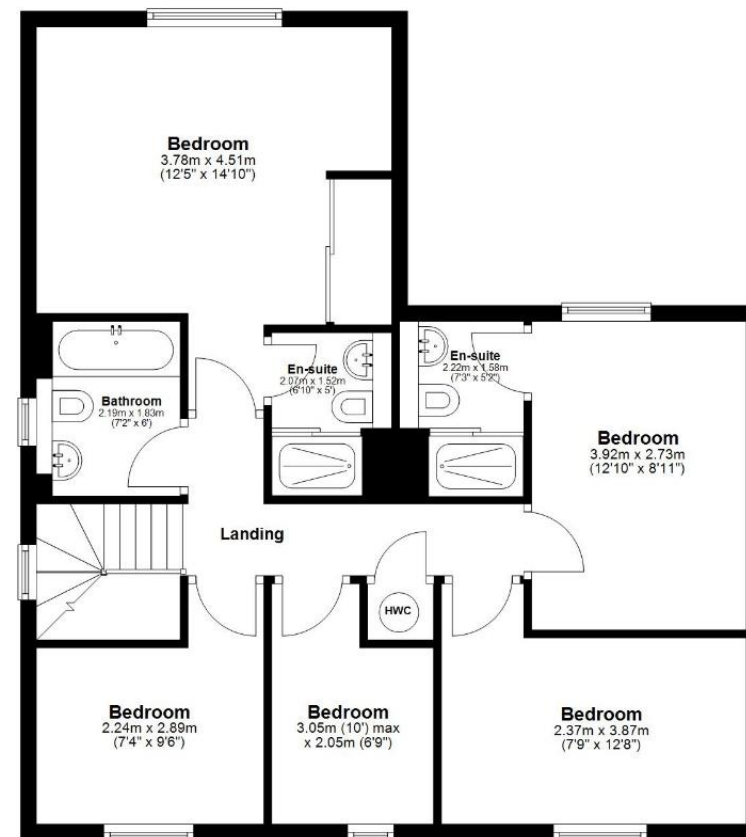
Main area: approx. 74.4 sq. metres (800.6 sq. feet)
Plus garages, approx. 32.7 sq. metres (351.8 sq. feet)



**Double
Garage**
5.47m x 5.97m
(17'11" x 19'7")

First Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



Main area: Approx. 148.9 sq. metres (1602.5 sq. feet)
Plus garages, approx. 32.7 sq. metres (351.8 sq. feet)

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