

A two-story stone house with a light-colored stone facade and a dark tiled roof. The house features a central green door with a small window, flanked by windows on both floors. A black metal fence runs along the front of the property, and a wooden bench is visible on the left. A satellite dish is mounted on the roof, and a chimney is visible on the right side. The house is surrounded by other stone buildings and a clear blue sky with some clouds.

hunter
french

1 Breuse Court, Tetbury, Gloucestershire, GL8 8WA

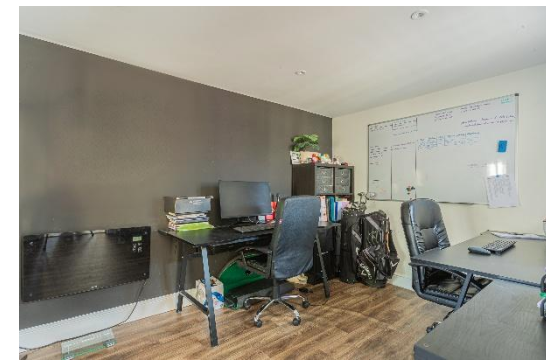
This well presented four bedroom detached home is situated on the popular Highfields Development on the northern side of Tetbury.

Breuse Court is a small cul-de-sac of just four houses understood to have been built in 2019. The current owners purchased number 1 from new and have added some fantastic improvements to the house throughout their ownership. The spacious accommodation is laid over two floors with the ground floor comprising a sitting room with French doors onto the rear garden, large kitchen/diner, cloakroom and study. There is the useful addition of an entrance porch which leads into the hallway and is the perfect space for coat and shoe storage. The sitting room is to the right-hand side which is light and airy from the dual aspect windows and French doors lead out to the garden. The kitchen/diner stretches the width of the property and has been extended to create a fantastic open plan dining area. To one side of the room is the contemporary style kitchen, fitted with a range of base and wall units. Integrated appliances include a washing machine, fridge/freezer, electric hob and a double oven. There is space for a tumble dryer. The dining area stretches the remainder of the room and bi fold doors run along the back providing access to the rear garden. The current owners have converted the garage which is to the left-hand side of the property creating the perfect home office/study or playroom. Completing the downstairs accommodation is the useful cloakroom.

Stairs rise to the first floor providing access to all three bedrooms and the family bathroom. The main bedroom is a generous size and situated at the front of the house. This room has plenty of space for furniture and benefits from an en-suite shower room. The second bedroom is also located at the front of the house with built in wardrobes providing storage. The third and fourth bedrooms are positioned at the rear with views over the garden.

Externally, there is a large patio area to the rear of the property that wraps around to a gravelled area to one side. Steps lead up to a further level patio area. The garden is enclosed with fencing and a wall providing privacy. To the front of the property is space for parking and an additional parking space is to the rear of the house.

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



EPC - B (83).

The development is subject to an annual service charge that contributes towards the upkeep of the communal space.

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.

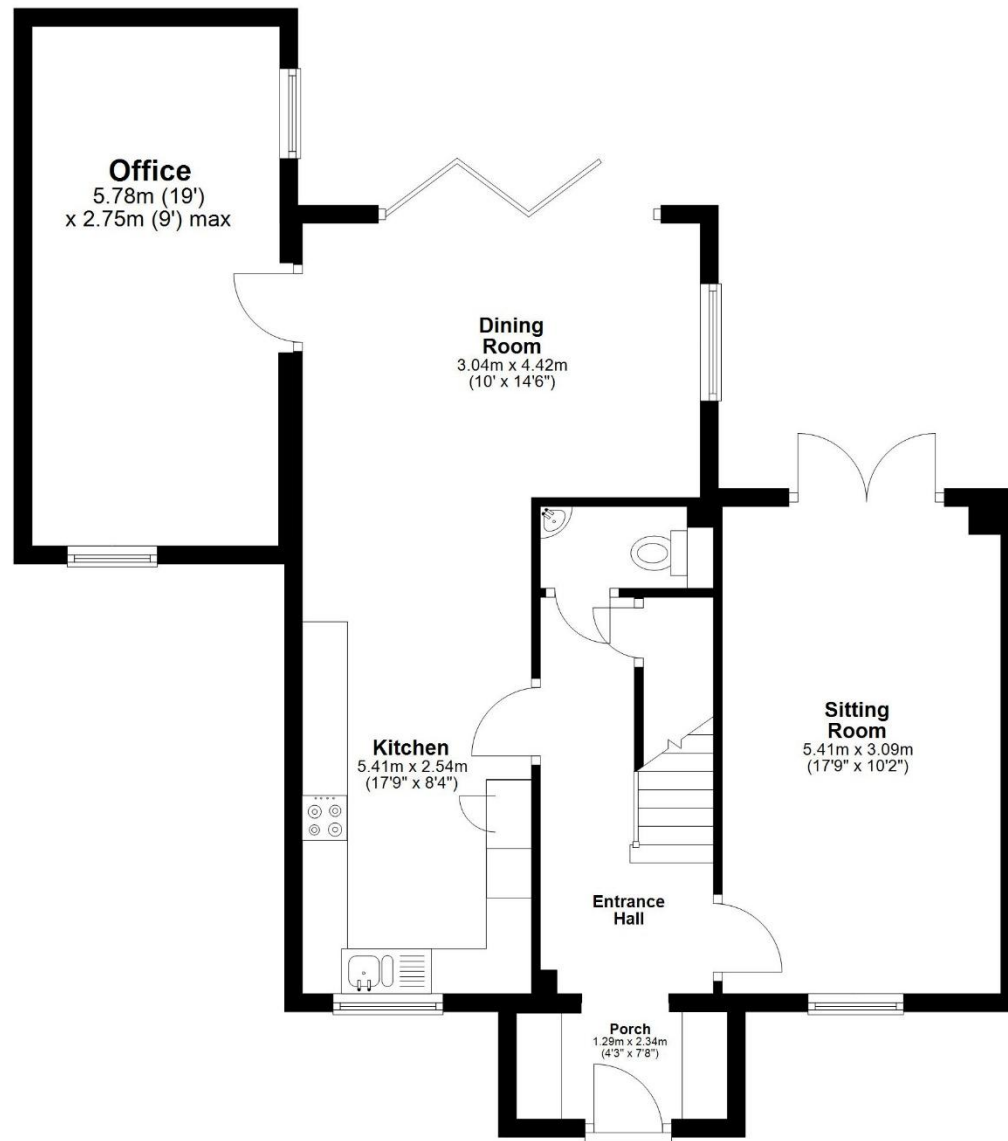
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £560,000



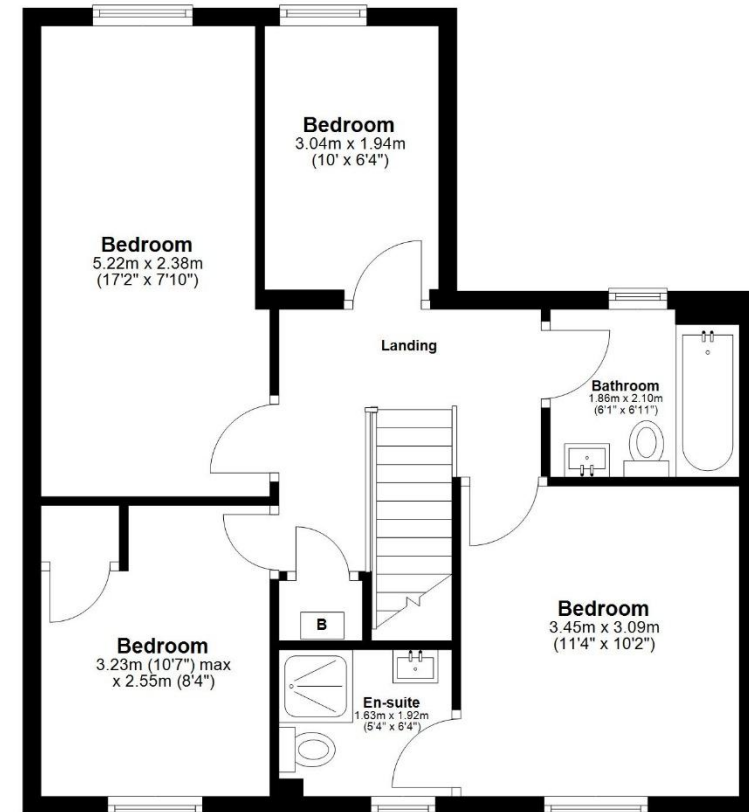
Ground Floor

Approx. 75.9 sq. metres (816.9 sq. feet)



First Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



Total area: approx. 131.7 sq. metres (1417.9 sq. feet)

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk

Town and Country Specialists

Tetbury Office
2 London Road
Tetbury
GL8 8JL

