

hunter
french



3 Merchants Walk, Tetbury, Gloucestershire, GL8 8FT

Occupying a prominent position at the head of the highly regarded Whitelands development, this attractive Cotswold home offers well-appointed and spacious accommodation along with a private garden, off-street parking and a single garage.

Whitelands is a development of modern Cotswold style homes built in 2020 by Hills Home. This particular property sits at the head of the development and is a handsome double fronted home faced in Cotswold stone. The upgraded and tasteful accommodation reaches 1472sq.ft and is set across two floors and centred around a welcoming entrance hallway in a traditional layout with two reception rooms, a sociable family kitchen and four bedrooms. The property has luxurious finishes throughout including plantation style shutters to many of the windows, high quality Amtico flooring and there is a remaining NHBC warranty until 2030.

Entering via the front door opens into the entrance hall, where stairs stand directly ahead to the first floor and doors lead to all the ground floor rooms. There is neutral tiled effect, Amtico floor that runs throughout the space and seamlessly into the downstairs cloakroom and kitchen. The principal reception room is found to the right-hand side, which is a stunning triple aspect sitting room that incorporates French doors opening onto the garden. A wooden effect flooring, laid to a parquet pattern finishes the room well, along with plantation shutters to the front window. Across the hallway, double doors lead into the second reception room which is another light filled space with a dual aspect. This room is currently used as a playroom but would also make a great snug or office. At the rear of the ground floor is the spacious kitchen. This is another dual aspect room with French doors into the garden and has space for a family dining table within the centre. There are a dark blue range of fitted wall and base units that have solid stone worktops, an undermounted stainless steel sink unit and marble tiles. There is space for a range cooker and integrated appliances include a double fridge freezer and dishwasher. Adjacent to the kitchen is a utility room that has further fitted units and space and plumbing for a washing machine and tumble dryer. A water softener system used for the whole house is fitted within the utility room.

Arriving at the top of the stairs, doors lead from the galleried landing to the four bedrooms, family bathroom and a cupboard that houses the hot water cylinder. Three of the bedrooms are doubles with two accompanied by an en-suite shower room. The master is accompanied by a dressing room with a combination of hanging space and shelving, whilst bedroom two has two fitted wardrobes. The third bedroom is also a double room and the fourth a single. The family bathroom and both En-suites are fitted with white sanitaryware and finished in stylish tiling and have heated towel rails.





Externally the front of the house sits beside the open green space that belongs to the development and there is estate style fencing enclosing a low maintenance front garden with a pathway to the front door and lawn to either side. The rear garden is a private space and fortunately not overlooked, mainly laid to lawn with a patio terrace running across the rear of the house. There is a side access gate connecting to the front garden, and a pathway leads to another rear gate that opens to the driveway and single garage.

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



EPC – B(86).

The Whitelands development has an annual maintenance fee that contributes towards the upkeep of the communal areas.

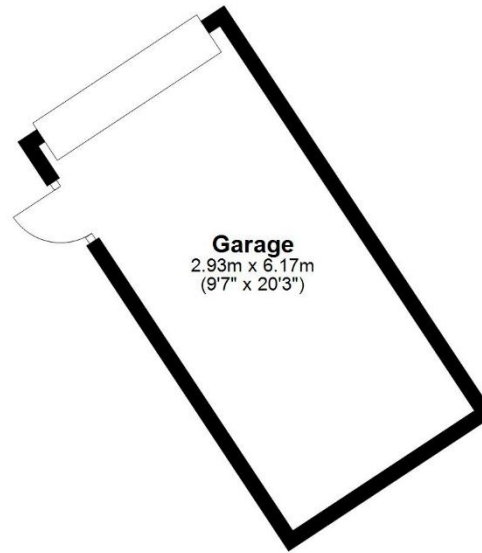
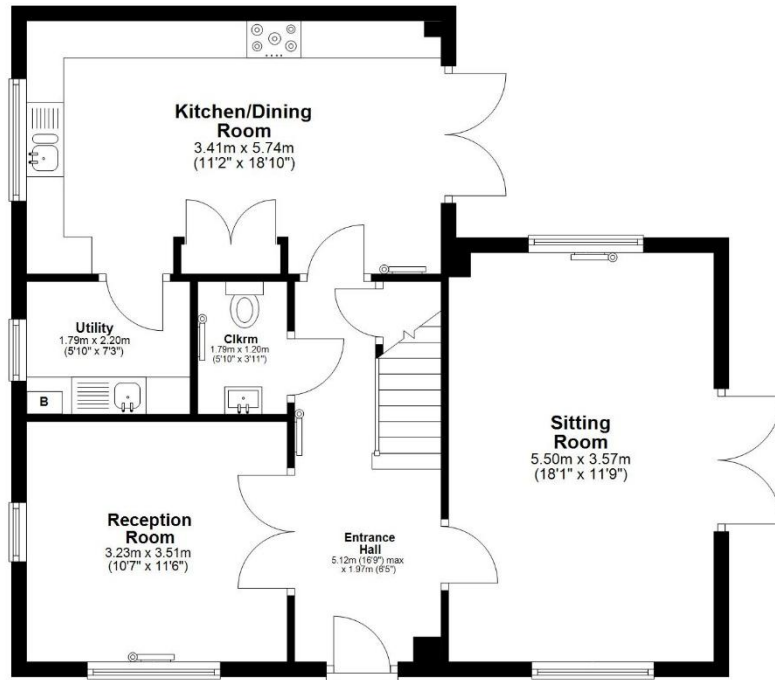
Guide Price £670,000





Ground Floor

Main area: approx. 68.5 sq. metres (737.7 sq. feet)
Plus garages, approx. 18.1 sq. metres (195.3 sq. feet)



Garage
2.93m x 6.17m
(9'7" x 20'3")

Situation

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.

First Floor

Approx. 68.3 sq. metres (734.7 sq. feet)



Main area: Approx. 136.8 sq. metres (1472.4 sq. feet)
Plus garages, approx. 18.1 sq. metres (195.3 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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