

hunter
french



25 Mercer Way, Tetbury, Gloucestershire, GL8 8FH

A fantastic example of a modern Cotswold home situated overlooking open green space on one of Tetbury's attractive and sympathetically built developments. The property boasts three bedrooms, a landscaped garden and off-street parking plus a garage.

Mercer Way is a maturing residential street that forms part of the Amberley Park development that was built by Bewley Homes from 2018 onwards. The development comprises a collection of modern Cotswold style homes centred around an open green space. This property has been under the same ownership since brand new and has been lovingly maintained and improved during this time. The current owner has also gained approved planning permission to extend the ground floor accommodation in 2022 - REF: 22/01175/FUL.

This property comprises a welcoming and inviting hallway providing access to the all the ground floor accommodation. The kitchen is positioned to the front of the property and is a fantastic space with wall and base units fitted into a 'U' shape. Integrated appliances consist of a fridge freezer, induction electric hob and an electric fan assisted oven, plus a dishwasher and washing machine. The remaining units provide excellent storage. To the front end of the kitchen there is space for a dining table and chairs, the room enjoys a dual aspect letting in plenty of natural light from the south-eastern facing orientation. The sitting room sits at the rear of the property and has ample space for furniture along with both a window and French doors opening onto the rear garden. The owner has improved this space with the addition of a chimney breast and the installation of a log burner. The granted planning permission is to extend the sitting room to create a formal dining space on the rear of the property. A downstairs W.C, accessed from the hallway, completes the ground floor.

Rising up the first floor there is a spacious landing with access to the three bedrooms, family bathroom and a useful store cupboard, which has been utilised with shelving. Two of the bedrooms are of double size and the third a single, which would also make a great study or home office if required. The main bedroom is a lovely space with built-in wardrobes and accompanied by an ensuite shower room which is fully tiled and benefits from a W.C, wash basin and shower. The family bathroom also comprises a white suite with stylish tiling and a shower over the bath.



Externally there is an enclosed rear garden that has been professionally landscaped by a garden designer, bounded by a fence on all sides. It includes mature borders, an Indian sandstone patio that wraps around the rear and side of the property as well as a second terrace to the far end of the garden. A lawn with artificial 'Easy Grass' has been laid throughout the centre to provide low maintenance. The garden is designed with sitting areas to enjoy the morning sun (side garden patio), the afternoon sun (rear garden patio), and the evening sun (large patio area). There is access from the side garden to the driveway, which also has a single garage benefiting from plumbing to provide a utility space. The utility space includes power and painted epoxy flooring. Additionally, there's a storage area in the roof with an easy-access installed ladder. The garage also has a manual up and over door to open. The front and side gardens are bounded by a low-level Cotswold stone wall.

EPC – B (84).

The property is connected to mains services such as: Gas, water, drainage and electricity. Council tax band D (Cotswold District Council).

The property is subject to an annual service charge, that upkeeps the general maintenance of the development.

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.

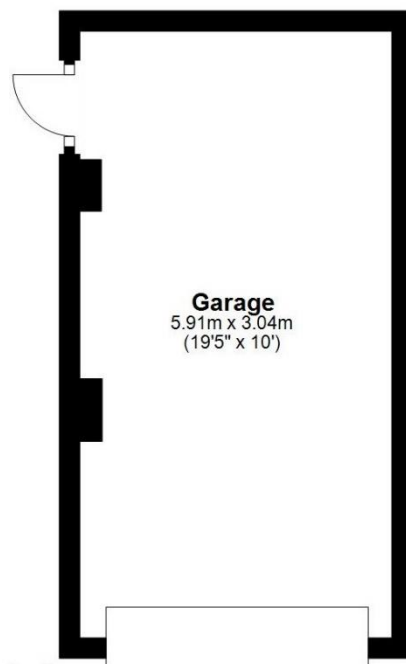
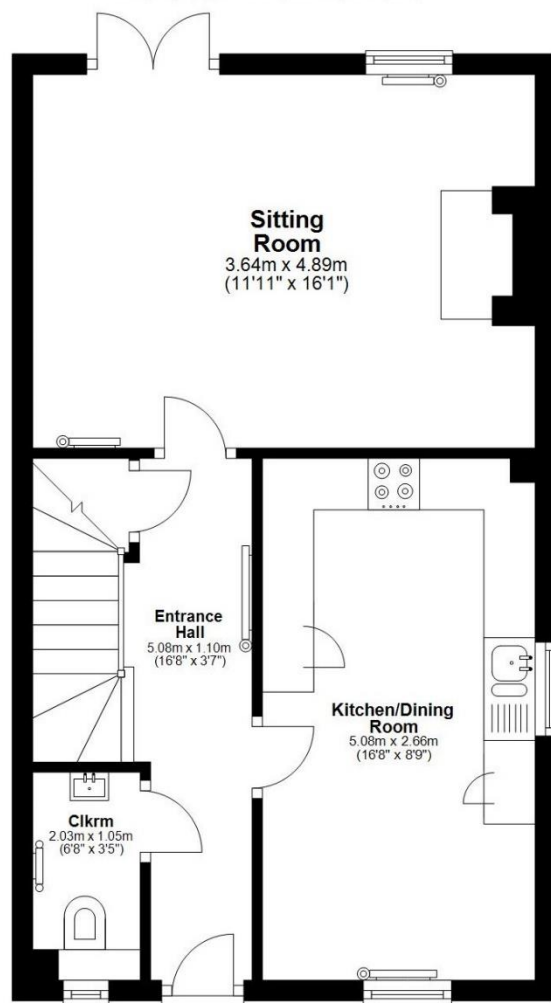
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £450,000



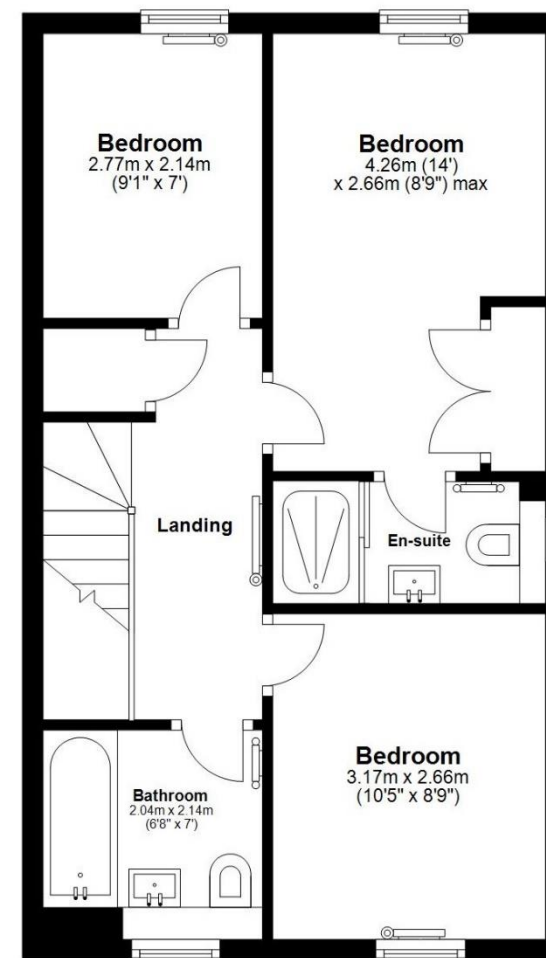
Ground Floor

Main area: approx. 43.2 sq. metres (464.5 sq. feet)
Plus garages, approx. 17.9 sq. metres (193.1 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Main area: Approx. 86.3 sq. metres (929.0 sq. feet)
Plus garages, approx. 17.9 sq. metres (193.1 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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

