

hunter
french



Carningli, 35 Cirencester Road, Tetbury, Gloucestershire, GL8 8HA

This three-bedroom, detached property boasts great scope and potential it is situated in a fantastic location on the ever sought after Cirencester Road with views overlooking the countryside.

Carningli has been home to the current owners for many years and now offers great scope to modernise and, subject to the relevant permissions, enlarge to create a wonderful family home. The accommodation current offers well-proportioned living areas along with three bedrooms reaching approximately 1408sq.ft. The house sits within a generous plot with both front and rear gardens along with a private driveway and an integral single garage. Offered to the market with no onward chain.

The ground floor accommodation is entered via an entrance porch which then leads through into the entrance hallway. From here are doors providing access to the kitchen, living rooms and a downstairs cloakroom, plus stairs that rise to the first floor. The kitchen is at the front of the home overlooking the front garden and has a range of fitted base and wall units along with space for a breakfast table and chairs. There is space and plumbing for a washing machine, whilst integrated appliances include a fridge/freezer, double oven and electric hob. A door from the kitchen provides access to the integral garage which has power and lighting. Back across the hallway is the spacious sitting/dining room that enjoys a dual aspect with wonderful views of the garden. There is plenty of space for both separate seating and dining areas and an attractive feature fireplace sits within the seating area, with space for an electric fire and stone surround. At the rear of the house is a further reception room which makes a great playroom or study, as well as a conservatory situated beyond this which leads out to the garden.

Reaching the first floor is a spacious landing with access to all three bedrooms and the family bathroom. Each bedroom is of a good size with the two larger bedrooms overlooking the rear garden and both benefiting fitted wardrobes. A shower room completes the accommodation and comprises a large walk-in shower along with a W.C and wash basin set within a vanity unit, and a heated towel rail.

Externally, there is a generous, southerly facing garden to the rear of the house. This is full of mature borders and a couple of specimen trees, along with a level lawn with a pathway reaching the far end of the garden. There are several seating areas placed around the garden to enjoy the sunshine throughout the day. A gate leads to the side of the property where a further lawned area flows around to meet the front garden. To the front is a large driveway with parking for multiple cars and a small front lawn planted with shrubs and mature trees.



We understand the property is connect to mains gas, electricity and water.
Council tax band E (Cotswold District Council). The property is freehold.

EPC – D

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.

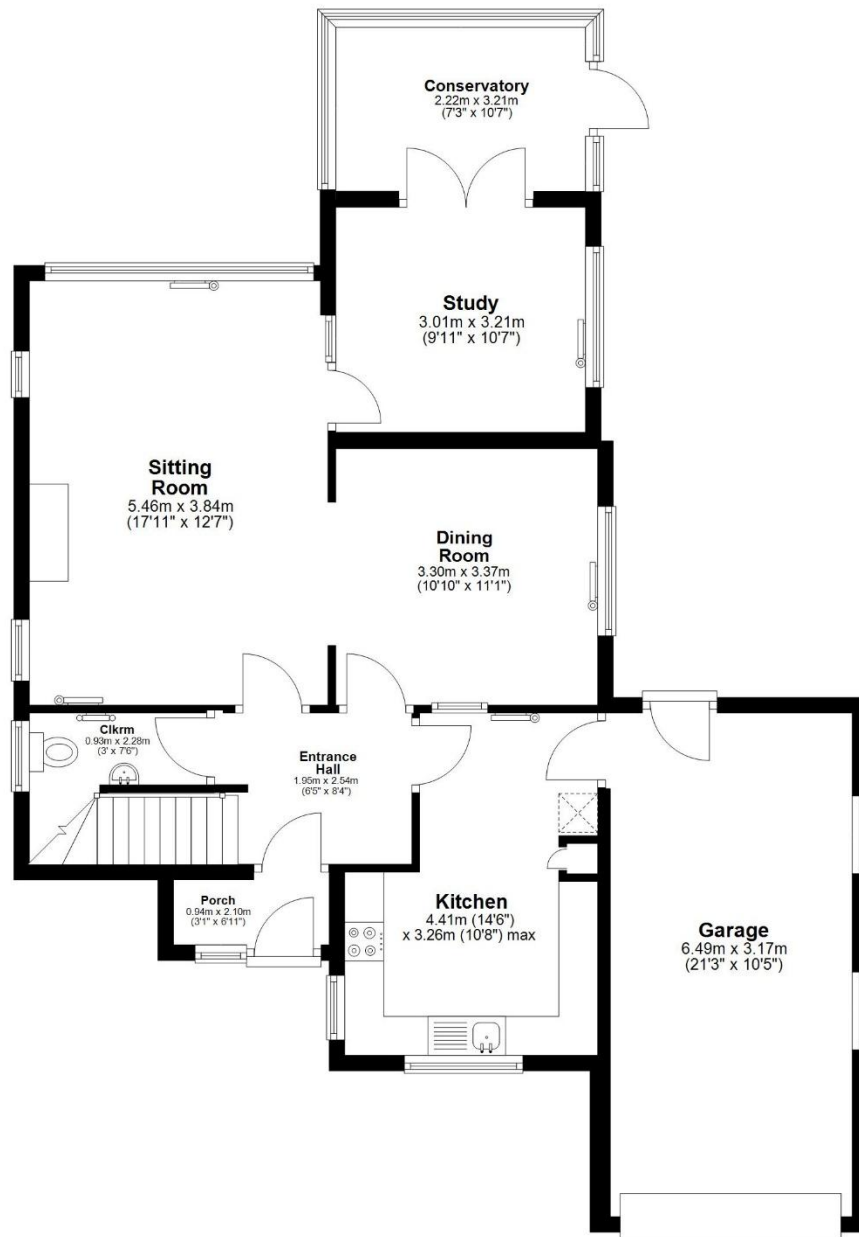
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £595,000



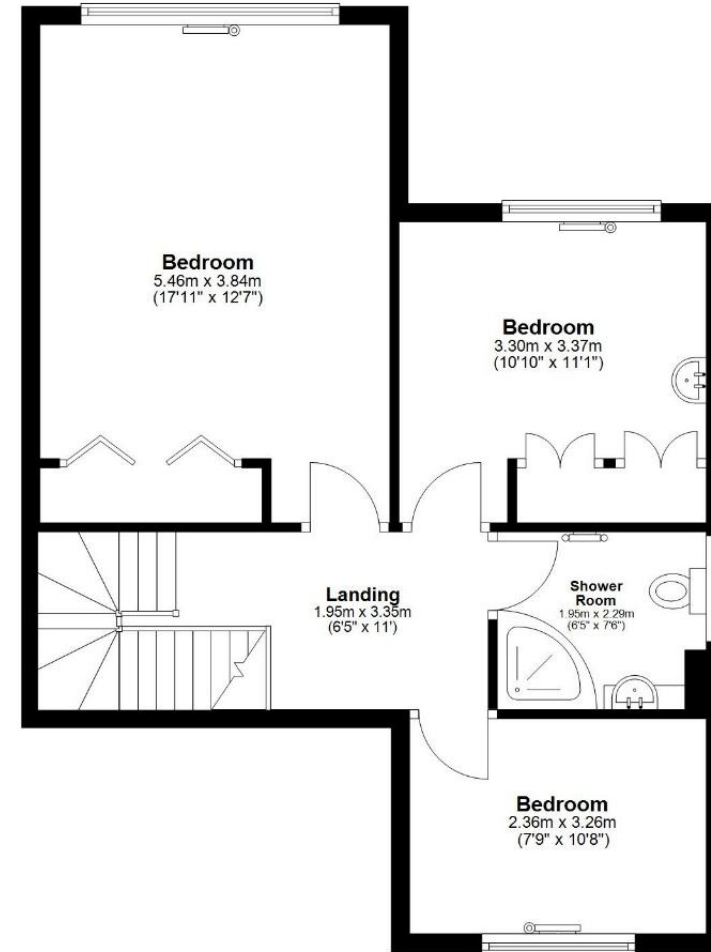
Ground Floor

Main area: approx. 75.4 sq. metres (811.6 sq. feet)
Plus garages, approx. 20.6 sq. metres (221.6 sq. feet)



First Floor

Approx. 55.5 sq. metres (596.9 sq. feet)



Main area: Approx. 130.9 sq. metres (1408.5 sq. feet)

Plus garages, approx. 20.6 sq. metres (221.6 sq. feet)

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