

A photograph of a modern residential building with a courtyard pond and lush landscaping. The building is a two-story structure with a grey tiled roof and a central skylight. The facade is a light cream color with several windows and two balconies featuring wooden railings. In the foreground, a pond reflects the building and the sky, surrounded by tall green reeds and purple flowers. To the left, a covered walkway with wooden pillars and railings is visible. The sky is blue with scattered white clouds.

hunter
french

103 Packham House, Steepleton Court, Tetbury, Gloucestershire GL8 8FQ

An immaculately presented two-bedroom, first-floor apartment situated in the exclusive Steepleton Court complex, offered to the market with no onward chain.

Steepleton Court is a collection of 68 later-living apartments, designed by award-winning architects Proctor and Matthews, to complement the beauty of the surrounding Cotswolds. The apartments are spread across six buildings, which are connected by garden walkways to create a sociable later-living community. Homeowners at Steepleton benefit from excellent on-site amenities, including a restaurant, communal lounge, landscaped gardens, wellness spa, gym, and snug area. Feeling safe is an important aspect of well-being, and at Steepleton, 24-hour video entry phones and a dedicated on-site team—present seven days a week—form part of an advanced security system that provides complete peace of mind.

The property is accessed via a stable door leading into the kitchen/dining room. The kitchen comprises a modern range of fitted units, providing ample storage with pull-out shelves and drawers for easy access. A full range of integrated appliances is fitted throughout, including a microwave, electric fan-assisted oven, dishwasher drawer, and fridge-freezer. The worktops are finished in a wood-effect laminate. At the centre of the room is space for a dining table and chairs. To the opposite side are two spacious built-in storage and utility cupboards, one of which houses the central heating boiler and water softener, along with a washer/dryer machine.

The sitting room is adjacent to the kitchen and enjoys a fantastic, elevated view of the natural pool and courtyard at the heart of the Steepleton complex. This outlook is further enhanced by a balcony, ideal for use in the summer months. A large sliding door leads to the adjacent room, which can be used as a second bedroom or an additional reception room if preferred.

The main bedroom lies at the far end of the hallway and enjoys the same attractive outlook over the pool and courtyard. The room provides space for a king-size bed and accompanying furniture, as well as a dedicated dressing area created by the current owner, complete with fitted wardrobes in both bedrooms. A 'Jack & Jill' bathroom connects to this bedroom, offering en-suite convenience, while also providing access from the hallway for guests. The bathroom is finished with porcelain tiles throughout and features a generous walk-in double shower, W.C., wash basin, and heated towel rail.

The property further benefits from underfloor heating throughout.



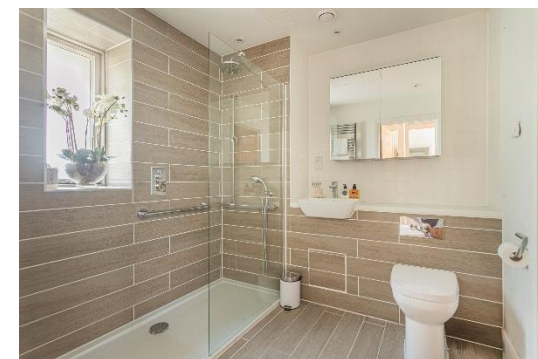
We understand the apartment is connected to mains electricity, water and drainage.

The property is leasehold on a 999-year lease, which has 992 years remaining. There is a service charge of £737.50pcm (2025/26), and a £350 per annum ground rent. Council Tax band D (Cotswold District Council).

EPC - B(82).

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 £375,000



First Floor

Approx. 73.1 sq. metres (787.3 sq. feet)

