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25 Longtree Close, Tetbury, Gloucestershire, GL8 8LN



Situated at the head of Longtree Close and enjoying rural views, this detached three-bedroom home presents a great opportunity for a new owner to make it their own. Offered to the market with no onward chain.

Longtree Close is a residential cul-de-sac on the northern outskirts of Tetbury, accessed off Hampton Street. The properties are believed to have been built in the 1980s and now offer a mature and peaceful setting, with the benefit of being within walking distance of the town centre. Number 25 has been under the same ownership for 33 years and, whilst beautifully maintained during this time, the house offers a new family great scope and potential to settle into Tetbury. In recent years, the property has been fitted with new double glazing throughout, as well as a new gas central heating boiler.

Entering through the front door, you step into an entrance hall where the stairs rise to the first floor on the left-hand side. A door to the right leads into a spacious sitting room. This bright and airy room features a large bay window overlooking the front garden and driveway, and a fireplace provides a natural focal point within the space. There is also a gas point, should a new owner wish to install a fire. To the rear of the property is the dining room and adjoining kitchen. The dining area has a picture window overlooking the garden, as well as access to a useful understairs storage cupboard that also houses the boiler. The kitchen is fitted with a range of wall and base units, with space for a cooker, washing machine, and fridge-freezer. A door from the kitchen leads into a small sunroom—ideal for enjoying the afternoon sun or for use as a utility area and additional garden storage. From here, a further door opens out to the rear garden.

Upstairs, there are three bedrooms: two comfortable doubles and a single bedroom that would make an excellent home office or study. The family bathroom is fitted with a suite including a bath with an electric shower over. On the landing, there is an airing cupboard housing the water tank, plus a hatch to access the loft.

To the front is a driveway that runs along the side of the house to a single detached garage. The remainder of the front garden is laid to block paving, creating a low-maintenance space for pots or additional parking if required. Side access on both sides of the house leads to the rear garden, which is tiered and features a lawn at the upper level, a garden shed, and well-established borders and beds. The rear garden enjoys a pleasant aspect onto open farmland on two sides.





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: 71 (C).

Tetbury is a historic wool town in the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, whose country home, Highgrove House, is nearby. The charming and quintessential town centre offers a wealth of amenities, including cafés, boutiques, pubs, and restaurants, alongside essential services such as a supermarket and both primary and secondary schools.

Kemble station, with mainline services to London Paddington, is just c.7 miles to the north, while the M4 and M5 are equidistant to the south and west, respectively, providing convenient transport links to Bath, Bristol, and London.

## Guide Price £375,000

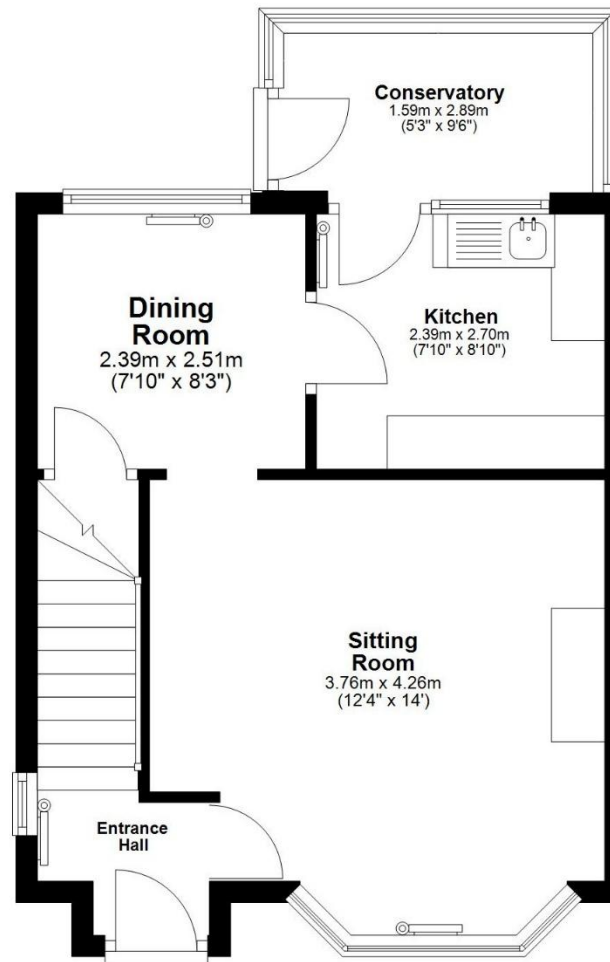






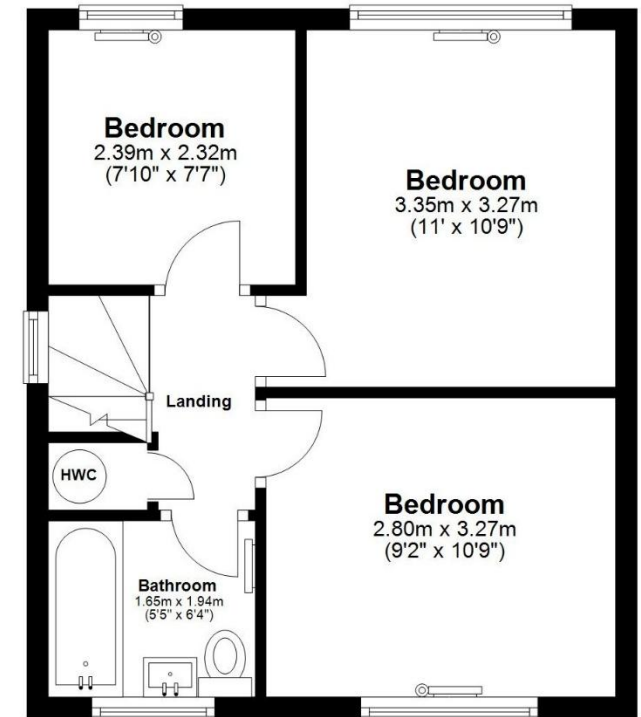
## Ground Floor

Main area: approx. 39.0 sq. metres (420.1 sq. feet)  
Plus outbuildings, approx. 13.7 sq. metres (147.4 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Main area: Approx. 72.2 sq. metres (777.3 sq. feet)  
Plus outbuildings, approx. 13.7 sq. metres (147.4 sq. feet)