

hunter
french



6 Braybrooke Close, Tetbury, Gloucestershire, GL8 8GZ

Nestled within a quiet cul-de-sac, this delightful three-bedroom semi-detached home offers comfortable, well-maintained living in a peaceful location.

Built by Bloor Homes in the 1990s, Braybrooke Close is a small and tranquil development of just twelve homes, offering a sense of community and exclusivity. This particular property has been a cherished home to the current owner for some 18 years and has been beautifully maintained throughout their ownership.

The property is approached via a charming stone porch that leads through the front door into an entrance hallway. From here, a staircase rises to the first floor, along with a convenient cloakroom containing a W.C and wash basin. A door straight ahead leads into the sitting room which is a well-proportioned space featuring a focal fireplace and provides access to a handy under-stairs storage cupboard. Glazed double doors lead from here into the dining area, which comfortably accommodates a dining table and benefits from further glazed doors opening into the conservatory. An archway in the dining room naturally connects to the kitchen, which is well-appointed with an electric oven and hob, space for a dishwasher and fridge/freezer, and a collection of wall and base units providing storage. Another door also connects the kitchen to the conservatory. The bright and light-filled conservatory provides a versatile space that serves as both an additional reception room and a utility area, complete with fitted base units, a sink and drainer, and space with plumbing for a washing machine. A further set of French doors opens onto the garden.

Upstairs, the home offers three bedrooms: two doubles with built-in wardrobes, and a third single room currently used as a study. The family bathroom features a white suite with a shower over the bath, a wash basin, a W.C, and a heated towel radiator. An airing cupboard situated on the landing provides extra linen storage.

Outside, the rear garden is fully enclosed, with a lawn and well-stocked borders filled with mature plants and shrubs. A rear gate provides access to the single garage and driveway. The front and side of the property are also bordered by attractive shrubbery and low-maintenance beds.

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

EPC – D(67).



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.

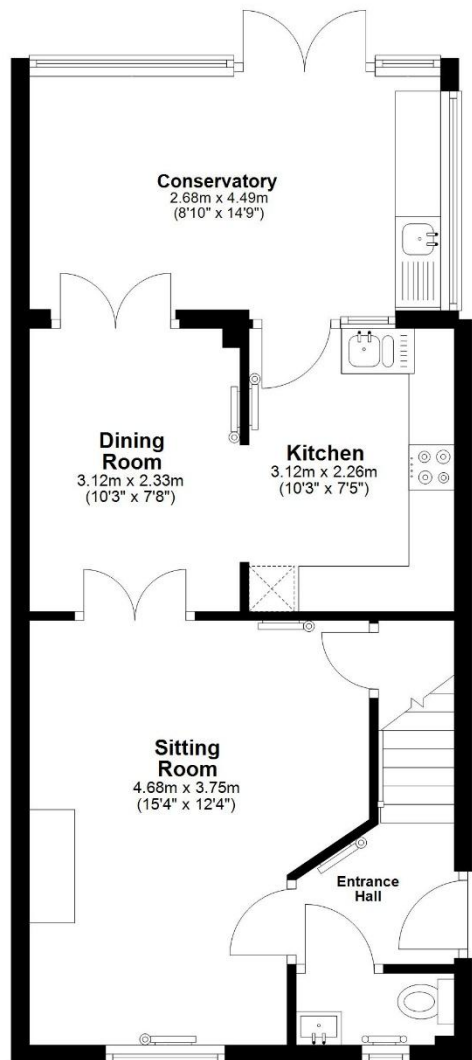
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £425,000



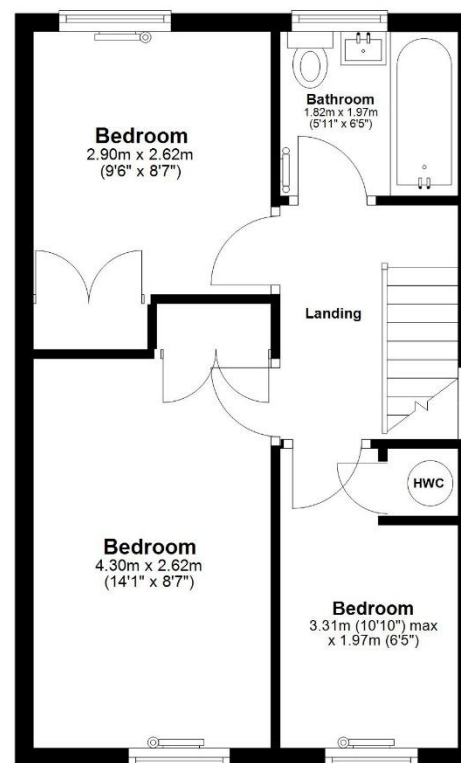
Ground Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

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