

hunter
french



3 Holly Close, Tetbury, Gloucestershire, GL8 8FS

Positioned in a unique corner plot within one of Tetbury's desirable new developments, this spacious detached home is accompanied by a partly converted double garage and a west facing rear garden.

Holly Close forms part of the Regency Walk development built by Lioncourt Homes on the northern side of Tetbury. This particular house occupies one of the most beneficial positions on the site and benefits from great privacy as well as backing onto the Tetbury rugby grounds. The property is just a short stroll from the Tetbury Trail that leads back along the old railway line into the town centre, as well as being on the northern side of town to allow an easy drive to Kemble station.

The accommodation is commenced with an entrance hallway, via an attractive storm porch. The hallway sits centrally within the ground floor providing doors to both reception rooms, a downstairs cloakroom with W.C and the kitchen. The most impressive room of the property is the spacious kitchen/dining/family room, which is the real heart of this home allowing plenty of space for all the family to socialise and entertain with windows and French doors opening out to the garden. The kitchen has an excellent range of wall and base units with an island peninsula finished with granite worktops. Integrated appliances comprise a double oven, five ring gas hob, fridge/freezer and dishwasher. A handy utility room comes off the kitchen and has space and plumbing for a washing machine and tumble dryer, plus a further door opening into the garden. The sitting room is another great sized room, enjoying a dual aspect with a front window and French doors to the garden. There is a further reception room, again with a dual aspect, that would lend itself to many uses including a dining room, study or playroom.

Rising to the first floor a central landing provides access to the five bedrooms and family bathroom. The master suite is a beautifully proportioned room, accompanied by a stylish shower room. Three of the further bedrooms are all of double proportions, one of which benefits from an en-suite shower room, and the fifth bedroom is a single. The fifth bedroom does feature a connecting door to the master so could be used as a dressing room if required. A contemporary family bathroom completes the accommodation.

Externally, the low maintenance rear garden has been landscaped to enjoy the west facing orientation. It is mainly laid to various terraced patios and an artificial lawn area. Ambient night lighting surrounds the garden along with a covered patio area with space for a hot tub.



There is a detached outbuilding with power and lighting that is currently used as a gym, but could be a home office, along with a further workshop built to the side of the house. At the front the driveway will happily park several vehicles ahead of the detached double garage, which has been partially converted into an office space with power and wi-fi connection, whilst a portion has been kept for storage.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band F (Cotswold District Council). Regency Walk is subject to an annual maintenance fee for the upkeep of the communal areas.

EPC – B(86).

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 £899,000





Ground Floor

Approx. 165.9 sq. metres (1786.1 sq. feet)

First Floor

Approx. 100.3 sq. metres (1079.4 sq. feet)



Total area: approx. 266.2 sq. metres (2865.5 sq. feet)

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