

A photograph of a two-story stone house with a white door and windows. The house is surrounded by trees and a stone wall. A white van is parked in the driveway. The sky is blue with some clouds. The text 'hunter french' is in the top right corner.

hunter
french

9 Northfield Road, Tetbury, Gloucestershire, GL8 8HB

Enjoying a convenient position within one of Tetbury's highly regarded addresses, this period home offers extended living space, three bedrooms, off-street parking, a garage, and a landscaped rear garden.

Northfield Road is a peaceful yet centrally located street in the heart of Tetbury, offering great convenience to all the town's amenities, which are within walking distance. This particular property has been home to the current owners for just shy of twenty years, and in this time has been extended to enlarge the living accommodation, which reaches approximately 1,230sq.ft, plus a garage and workshop. The property also boasts the useful addition of off-street parking.

The front door opens into a traditional hallway with a staircase to the left-hand side rising to the first floor, plus doors leading to the sitting room and kitchen. The cosy sitting room is at the front of the house and has a charming focal fireplace with a wooden surround and a wood burner installed. This room is a fantastic snug for the winter months, yet it also has a picture window to the front allowing in plenty of natural light.

The spacious kitchen sits beyond the sitting room and spans the width of the house, featuring contemporary black gloss fitted units and a laminate worktop. Integrated appliances include a double electric oven, gas hob, and fridge-freezer. A great addition to this property is the rear extension, added by the owners in 2013, which creates a truly sociable area. An archway links this to the kitchen, providing space for both dining and seating, with two sets of French doors opening onto the garden. An inner lobby off this room provides access to the integral garage, plus a handy ground-floor shower room with a wash basin and WC.

On the first floor are three bedrooms and a main bathroom, all accessed from the landing. The principal bedroom is a good-sized double with a built-in wardrobe, situated at the front of the property. Bedrooms two and three are to the rear, with views across the garden, and are of double and single proportions respectively. Bedroom two also has built-in wardrobes, while the third bedroom would make an ideal home office, children's bedroom, or nursery. The bathroom completes the accommodation and comprises a walk-in shower, pedestal wash basin, and WC, plus a useful eye-level built-in cupboard.

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 – D (66).



To the front of the property is a partially walled garden with mature shrub borders and a specimen tree planted centrally. A driveway runs alongside the property to the single garage. The rear garden has been pleasantly landscaped to include well-stocked raised flower beds bounded by charming low-level Cotswold stone, a pond, and a split terrace of artificial turf separated by a beautiful reclaimed stone balustrade. Attached to the rear of the property is a stone-built outbuilding that is currently used as a workshop, but is a great garden store as a minimum.

Situation

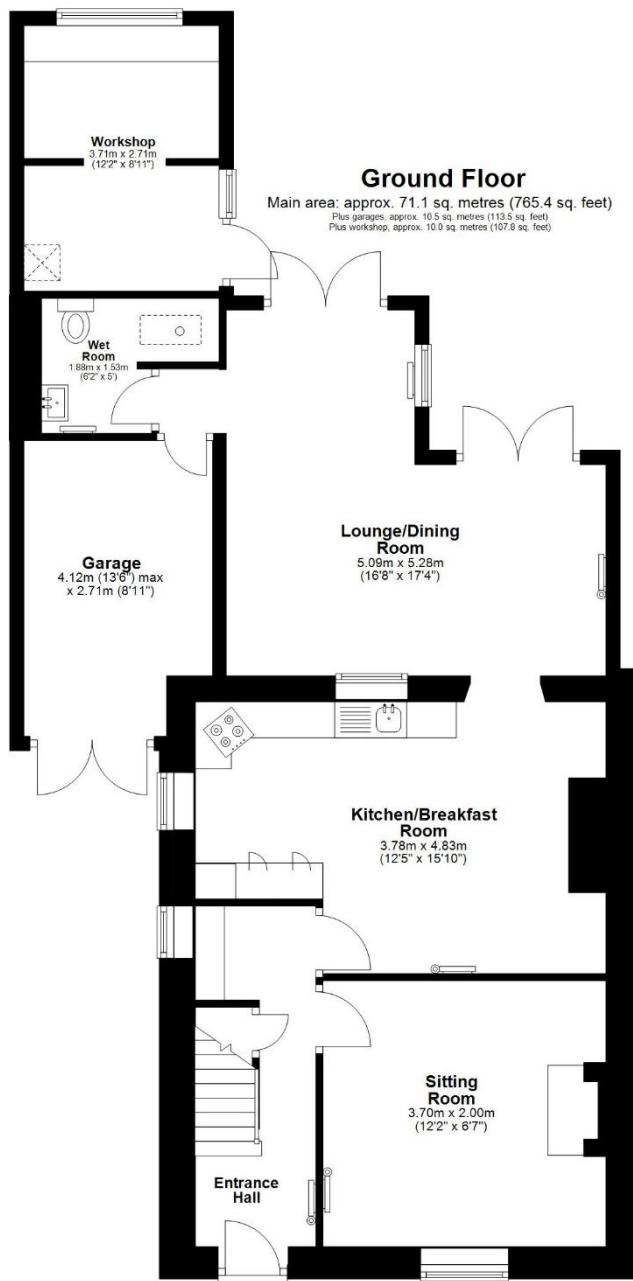
Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its royal connection to HM King Charles III, whose country home, Highgrove House, is nearby. The charming and quintessential town centre offers a wealth of amenities, including cafés, 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 £495,000





Main area: Approx. 114.3 sq. metres (1230.6 sq. feet)

Plus garages, approx. 10.5 sq. metres (113.5 sq. feet)
Plus workshop, approx. 10.0 sq. metres (107.8 sq. feet)

