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2 Shearers Way, Tetbury, Gloucestershire, GL8 8EJ

An outstanding Cotswold stone home nestled within a small development on the southern outskirts of Tetbury.

This beautifully presented home forms part of the attractive Whitelands development, built by Hills Homes in 2020. It stands as an eye-catching and impressive landmark as you arrive in Tetbury on the Bath Road. The property, faced in Cotswold stone, boasts both a versatile and sociable layout with three double bedrooms and two bathrooms, reaching approximately 1,089 sq. ft. in total. Tasteful additions have been made since it was built, such as plantation-style shutters in many rooms and a landscaped rear garden with maturing flower and shrub borders. The property also benefits from a remaining NHBC warranty until 2030.

The front door, covered by a decorative stone porch canopy, opens into a welcoming hallway providing access to the ground-floor accommodation. To the left is the main sitting room — a well-proportioned space with wood-effect flooring throughout. There is room for sofas and a TV unit, and a large front-facing window fitted with shutters offers excellent privacy. Across the hallway is a handy downstairs cloakroom with a W.C. and wash basin.

At the rear of the property lies the open-plan kitchen and dining room, featuring French doors that open onto the garden. The modern kitchen is fitted with sage green shaker-style units and finished with a wood-effect laminate worktop. There is an excellent amount of storage throughout, as well as integrated appliances including a dishwasher, double electric oven, electric hob, fridge freezer, and microwave. A breakfast bar peninsula naturally divides the room, with the second half forming a spacious dining area — perfect for entertaining. Beside the kitchen is a useful utility room with space and plumbing for a washing machine, and there is also an understairs cupboard providing additional storage or space for a tumble dryer, as used by the current owner.

Rising to the first floor, there is a generous landing area with access to all rooms, a spacious airing cupboard, and a hatch to the attic. There are three double bedrooms, all with built-in wardrobes. The principal bedroom is the largest and includes an en-suite shower room. The main bathroom completes the first floor and features a white suite comprising a bath, W.C., and wash basin. Both the en-suite and main bathroom have heated towel radiators and are finished with contemporary tiling. Externally, the rear garden has been beautifully landscaped with raised stone borders and a patio terrace covered by a wooden pergola. A level lawn sits at the centre of the garden, while a second patio runs across the width of the property, creating an ideal area for outdoor dining.



There is a pedestrian gate providing access to the side of the property, which in turn leads to the tandem driveway and single garage. The garage has a manual up-and-over door and benefits from both power and lighting. Around the front and side of the house is a planted border filled with flowers and shrubs, along with a small area of lawn.

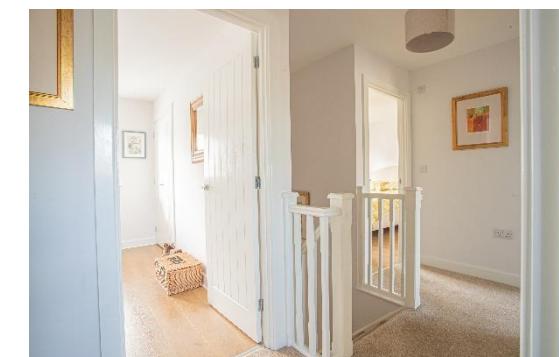
The property is connected to all mains services — water, drainage, gas, and electricity. Council Tax Band: D (Cotswold District Council). The property is freehold and subject to an annual service charge for the upkeep of the communal areas around the development.

EPC – B (85).

Tetbury is a historic wool town within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its Royal connection to HM King Charles III, whose country home, Highgrove House, is nearby. The charming 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 approximately seven miles to the north, while the M4 and M5 motorways lie equidistant to the south and west respectively, providing convenient transport links to Bath, Bristol, and London.

Guide Price £535,000



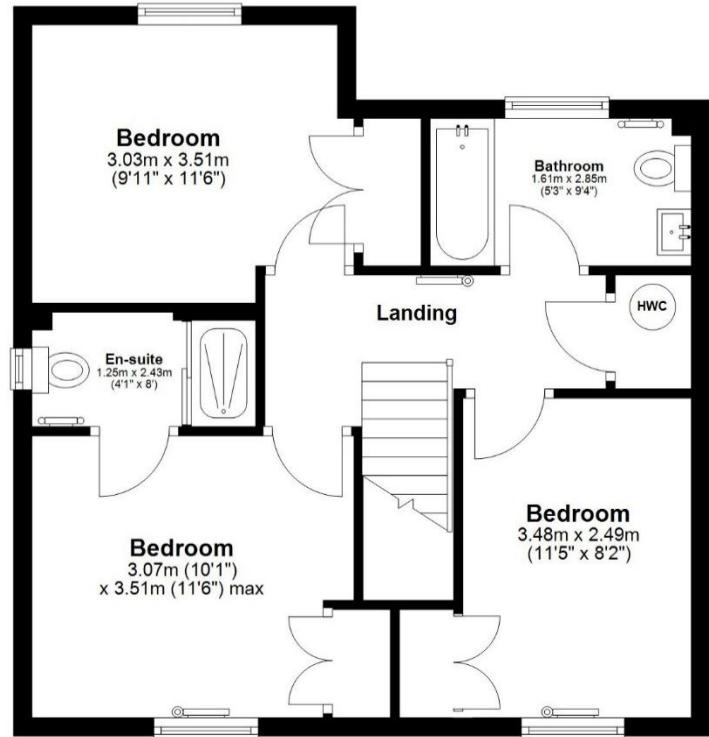
Ground Floor

Main area: approx. 50.9 sq. metres (547.9 sq. feet)
Plus garages, approx. 19.2 sq. metres (206.2 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



Main area: Approx. 101.2 sq. metres (1089.2 sq. feet)

Plus garages, approx. 19.2 sq. metres (206.2 sq. feet)