

hunter  
french



66 Conygar Road, Tetbury, Gloucestershire, GL8 8JF



A fantastically extended and extensively updated home situated at the head of a popular residential street, within striking distance of local schools and the town's amenities.

The Conygar Park development was built in the 1970s and is today a mature residential area of Tetbury that offers great convenience for young families, with both primary and secondary schools within a short walking distance. This well-presented home has been extended and updated throughout during the last ten years of its current ownership. Most notable is the addition of a generous single-storey extension that has created an exceptionally versatile and sociable family area. In all, the property is set across two floors and extends to approximately 1,125 sq. ft.

Entering via the front door leads into an entrance hallway with stairs to the first floor and doors to the main living areas. A stone-tiled floor runs throughout this space and into much of the ground floor beyond. To the right-hand side is the first reception room, which the owners have used as a playroom. The room features a large picture window to the front, allowing plenty of natural light, and would also make a cosy snug or formal dining room if desired. The remainder of the ground floor is semi-open plan, combining both the existing kitchen and the extended portion of the property. The recently updated kitchen is reached first from the hallway and is fitted with a contemporary range of bespoke coloured wall and base units, finished with a wooden worktop and a stylish patterned tiled splashback. There is space for a freestanding range cooker and American-style fridge-freezer, plus an integrated washing machine and dishwasher. Beyond the kitchen is the impressive reception area, which combines both seating and dining areas, centred around a feature fireplace with wiring for an electric fire. This space is beautifully filled with natural light from a set of wide bi-folding doors and two skylight windows. Completing the ground floor is a handy under-stairs cloakroom with a W.C. and wash basin.

Rising to the first floor, there is a landing space with access to three bedrooms and a useful fitted cupboard cleverly built over the stairs. Two of the bedrooms are good-sized doubles, while the third is a single. The family bathroom completes the first floor and has been beautifully modernised to include a bath and a separate shower. The W.C. and wash basin are set within a vanity unit that provides useful storage.

Externally, there is a low-maintenance rear garden with an artificial lawn and a flagstone patio terrace that wraps around the house. To one corner of the garden is a decked area providing a second seating terrace to enjoy in the summer months. At the front of the property is a generous block-paved driveway providing parking for multiple vehicles. Along the side of the house is a useful area for bin storage and a gate leading into the rear garden.





We are told the property is connected to mains services: gas, electricity, drainage, and water. Council Tax Band: C (Cotswold District Council). The property is freehold.

EPC – D (67).

Tetbury is a historic wool town within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its royal connection to His Majesty 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.

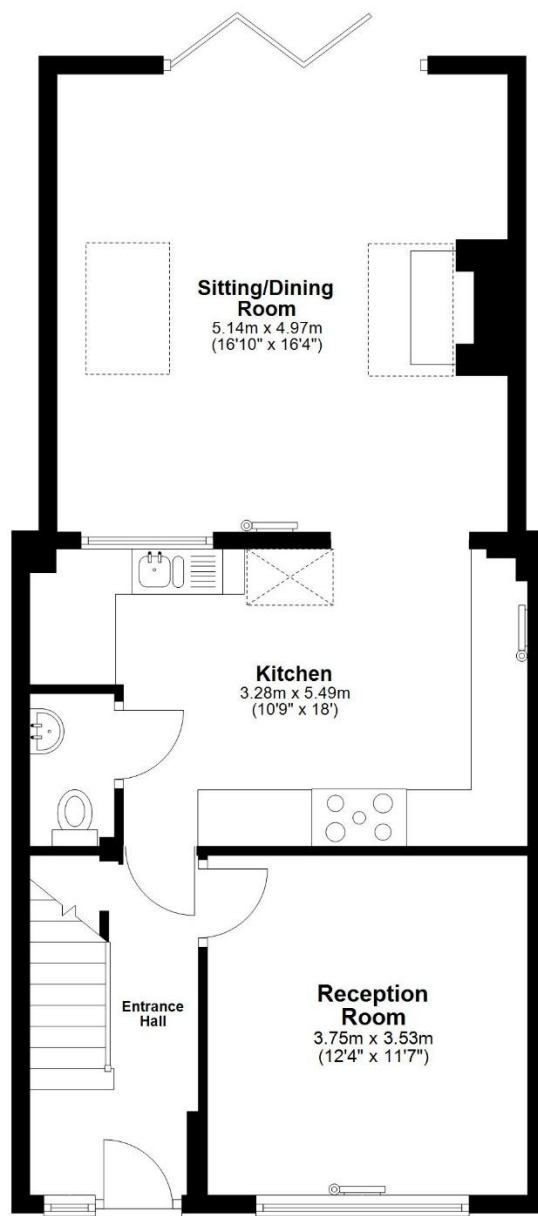
Kemble Station, with mainline services to London Paddington, is approximately seven miles to the north, while the M4 and M5 motorways lie equidistant to the south and west respectively, providing convenient transport links to Bath, Bristol, and London.

Guide Price £435,000



## Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

## First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)

