

A three-story stone house with a gabled roof and dormer windows, set in a residential courtyard. The house is built from light-colored stone and features a central entrance with a small porch. The courtyard is paved and includes a young tree and some landscaping. A wooden fence and a shed are visible in the background.

hunter  
french

36 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL



Located on the northern side of Tetbury, this beautifully maintained three-bedroom townhouse offers spacious and flexible accommodation across three floors and benefits from off-street parking.

The home sits within the Highfields development that was built by Miller Homes from 2017 onwards. This particular property was completed in 2019, so benefits from the remainder of its NHBC warranty. There is a tandem driveway providing off-street parking beside the house, along with an EV charger installed, and there is a charming rear garden. The accommodation reaches 1217sq.ft (approx.) and given the versatile layout across three floors, it is the ideal choice for both families and professionals.

The property is entered via a welcoming hallway, with a cloakroom conveniently positioned to one side. The heart of the home is the impressive open-plan kitchen/dining/living room which covers most of the ground floor. It is a superb social space for modern family life and has a set of French doors that can be swung open into the garden during the warmer months. The kitchen is fitted with a range of integrated appliances including a gas hob, electric oven, fridge/freezer and a dishwasher. There is space and plumbing for a washing machine, and a handy understairs cupboard provides further storage.

On the first floor, you'll find a bright sitting room with a large window overlooking the rear garden, a stylish family bathroom with bath, W.C, and basin, and the third bedroom, which is located at the front of the property and makes an ideal nursery or a home office for anyone that works from home.

The top floor features the spacious principal bedroom with an en-suite shower room. The en-suite has a large walk-in shower, wash basin and W.C, along with a window to provide natural fresh air. The second bedroom is across the landing and is another double in proportion. This room has fitted cupboard and a pleasant aspect towards the town centre. An airing cupboard on the landing houses the gas central heating boiler and offers additional shelving for linen.

To the rear, the garden features a patio area perfect for outdoor dining, with the remainder laid to lawn bordered with shrubs and a garden shed. Gated side access leads to the driveway.





**Services:** Mains gas, water, electricity, and drainage.

**Council Tax:** Band D (Cotswold District Council).

**Tenure:** Freehold.

**EPC Rating:** B (85).

We are advised the property is subject to an annual estate management charge for the upkeep of communal areas within the development.

Tetbury is a 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.

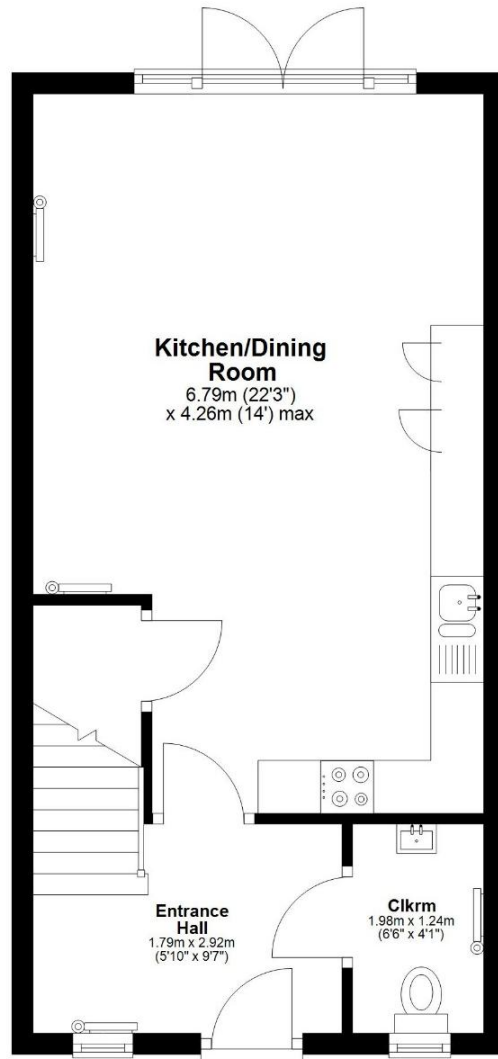
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

## Guide Price £415,000



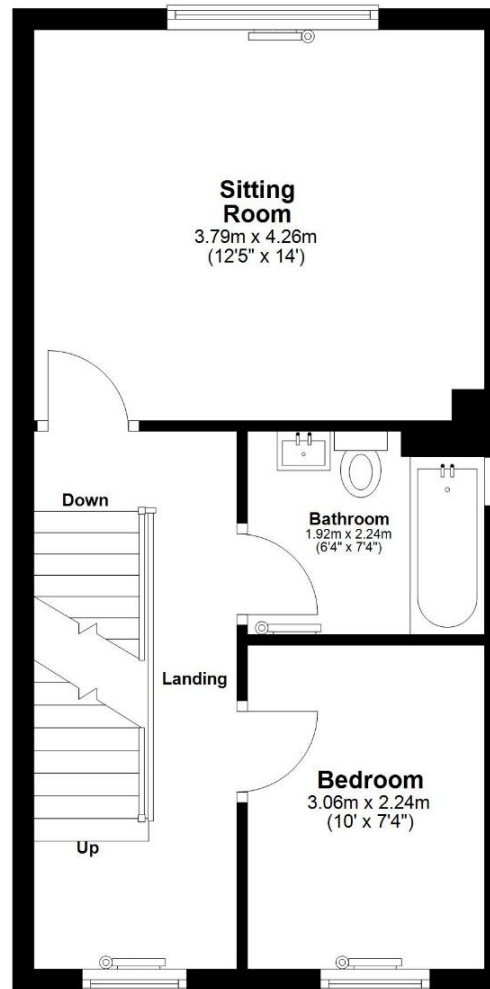
## Ground Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



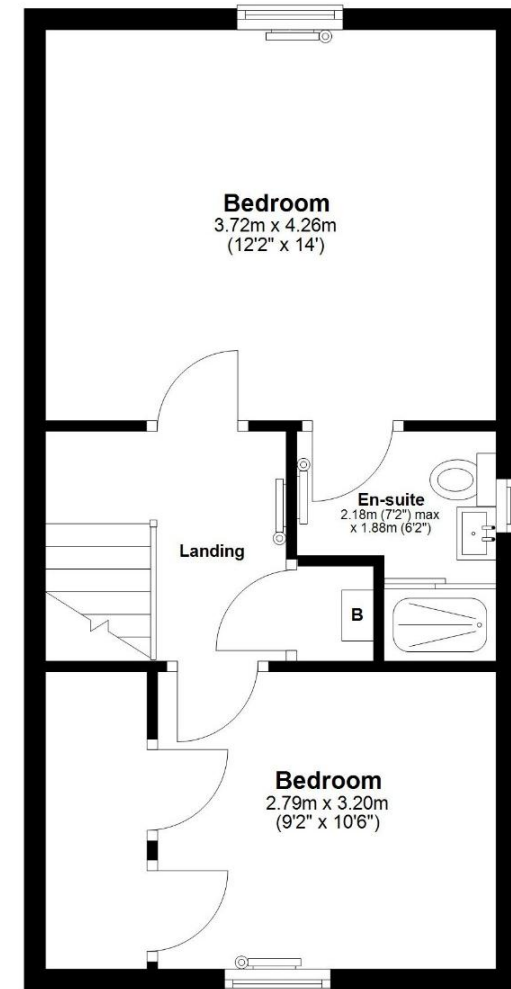
## First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



## Second Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 113.2 sq. metres (1217.9 sq. feet)