



JAMES PYLE & CO.



4 Breuse Court, Tetbury, Gloucestershire, GL8 8WA

Double-fronted detached house
Family-sized accommodation
4 double bedrooms, 2 bathrooms
Open plan kitchen/dining room
2 reception rooms
Garage and private parking
Low maintenance garden

Excellent position within the sought-after
Highfields development
1 mile from the town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £565,000

Approximately 1,405 sq.ft. excluding garage

‘Superb family home! An attractive double-fronted detached house tucked down a small drive lined with mature trees.’



The Property

This attractive double-fronted detached house was built in 2019 and occupies a lovely tucked away position within the highly sought-after Highfields development located on the rural edge of Tetbury and just 1 mile from the town centre. Comprising only 4 properties, Breuse Court is a no-through drive lined with mature trees and a traditional Cotswold stone wall evident from the former Highfields working farm and is just stone throw away from the development's open communal green. The well-appointed property offers excellent family-sized accommodation of around 1,400 sq.ft as well as a detached garage and off-street parking.

The ground floor opens to a spacious central hallway complete with storage. The dual-aspect kitchen/dining room provides a superb space for modern family living, including ample fitted modern units with an integrated dishwasher, fridge/freezer, gas hob, and oven. Off the kitchen there is a utility room with rear access. Across the hall, there are two reception rooms including a

versatile front study and rear living room complete with double doors flowing out to the garden. On the first floor, there are four double bedrooms set around a large landing. The family bathroom is located off the landing while the generous principal bedroom benefits further from an en-suite shower room.

Externally, the garage is located to the side of the property with private driveway parking for at least two cars. The rear garden is fully enclosed and has been thoughtfully landscaped into various seating areas, and a petanque gravelled area. The garden is ideally laid for low maintenance.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large

supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking, shooting and hunting. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. There is a service charge payable of c.£200 p/a contributing to the maintenance of

the development. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and very good mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Cotswold District Council Tax Band E.

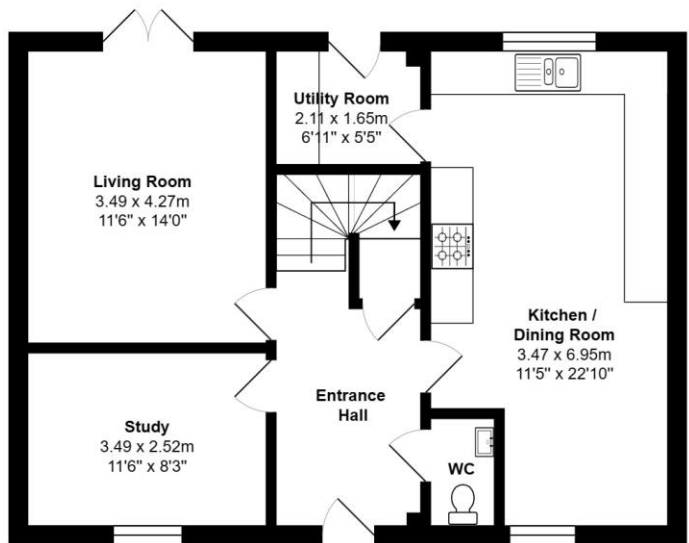
Directions

From the centre of Tetbury on Long Street, follow London Road towards Cirencester. Proceed over the two mini-roundabouts and on the third roundabout, take the first left hand turn onto Havenhill Road. Take the next left onto Brays Avenue and follow the round around to the right. Locate the turning to Breuse Court on the left hand side and the property is the last one on the right.

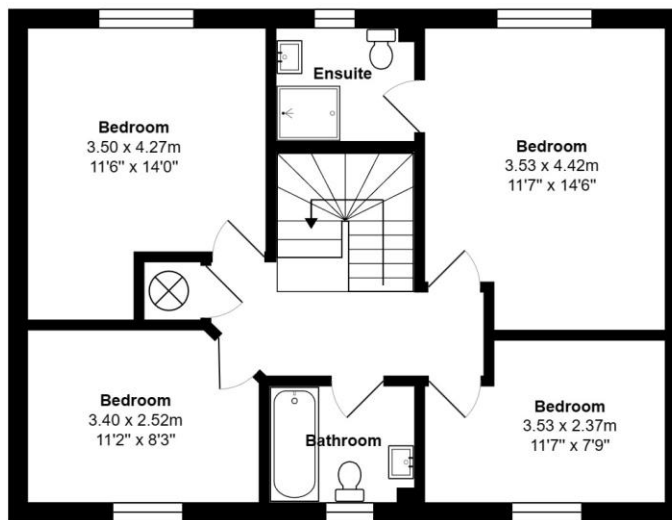
Postcode GL8 8WA.

What3words: ///centrally.sneezing.sample

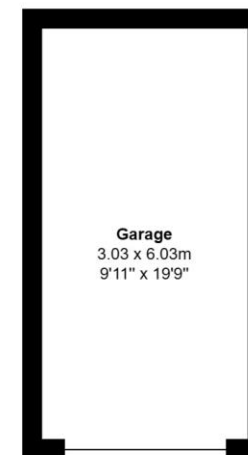




Ground Floor



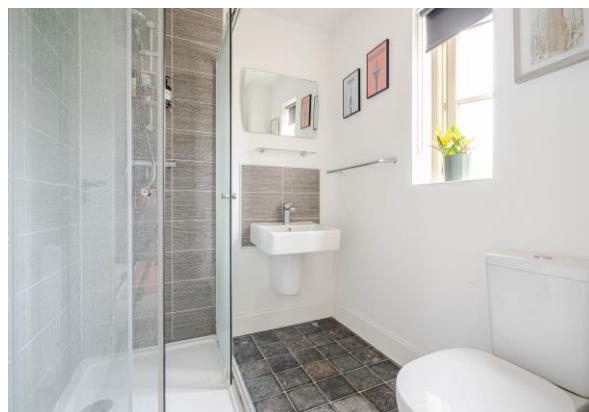
First Floor



Total Area: 130.6 m² ... 1405 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	64	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Most energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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