

A photograph of a two-story terraced house with a cream-colored textured facade and a dark grey tiled roof. The house has a teal front door, a small porch, and several windows. A black metal railing runs along the front garden. In the background, other similar houses are visible under a blue sky with white clouds. A paved driveway and a street lamp are also present.

**37 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL**

Detached family-sized house  
Excellent home office/gym  
Reconfigured layout internally  
4 double bedrooms  
Refitted kitchen/dining room  
2 reception rooms plus a study  
Bathroom and en-suite  
South-facing garden  
Driveway parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £600,000**

Approximately 1,416 sq.ft excluding outbuilding

‘This detached family-sized house has been reconfigured and upgraded with the excellent addition of a fully converted home office/gym’

### The Property

Constructed in 2019, this detached family house is located within the desirable Highfields development and has been greatly improved by the present owners. The accommodation extends to around 1,416 sq.ft and has been reconfigured internally as well as benefiting from a garage conversion externally.

A spacious entrance hall opens to the ground floor which comprises two reception rooms plus an excellent kitchen/dining room which has been refitted with a sizable 6-seater breakfast bar at the centre. The kitchen features integrated appliances including a double fridge and freezer, gas hob, double oven, dishwasher and a boiling tap. Adjoining the kitchen is a versatile study to the front and a separate utility room. A cloakroom is located off the entrance hall. On the first floor there are four double bedrooms arranged around a large landing. The principal bedroom benefits from double fitted wardrobes and an en-suite

shower room. There is a further family bathroom.

The house is accompanied by a south-facing garden which is fully enclosed with a good degree of privacy enhanced by trellises. The garden has been landscaped with a patio, lawn and barked play area. The garage has been mostly converted with a fantastic home office/gym which has been insulated with power, lighting, electric heating and internet available by ethernet connection. The front of the garage has been retained for storage. There is driveway parking leading up to the garage.

### 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.

### Additional Information

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 about to the right. Locate the property on the left hand side.

Postcode GL8 8TL

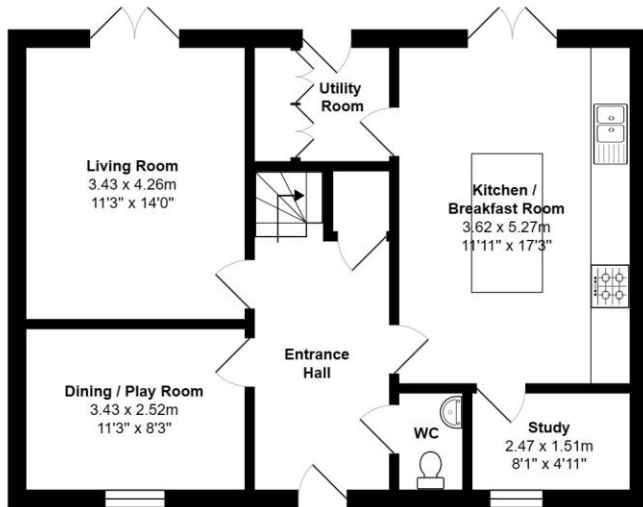
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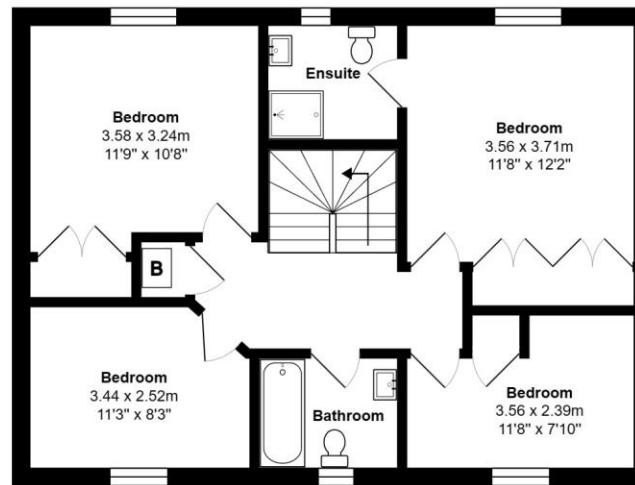


Total Area: 131.6 m<sup>2</sup> ... 1416 ft<sup>2</sup> (excluding outbuilding)

All measurements are approximate and for display purposes only



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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