



JAMES PYLE & Co.



3 Andrews Close, Tetbury, Gloucestershire, GL8 8GN

Detached house
Well-configured family sized accommodation
4 bedrooms, 2 bathrooms
2 reception rooms
Fitted kitchen/dining room
Good-sized easterly garden
Double garage and parking
Walking distance to 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: £625,000

Approximately 1,349 sq.ft excluding double garage

‘This attractive detached house offers well-appointed family sized accommodation with a double garage and sunny garden’



The Property

This well-appointed detached house is situated within a small close comprising only 4 homes as part of a popular development built by Bovis Homes in 2016. Constructed of natural stone with attractive elevations, the property internally offers an excellent configuration which extends to around 1,349 sq.ft.

The ground floor opens to a central entrance hall flowing to the reception space. The kitchen is open plan to the dining room has double doors connecting to the garden and internal double doors leading to the living room. The living room has been upgraded with a cosy wood-burning stove and also boasts patio doors to the garden. There is a further reception room at the front as well as a downstairs WC/utility room. On the first floor, there are four bedrooms and a family bathroom. The main bedroom is fitted with wardrobes and has an adjoining en-suite shower room.

The property is positioned down a pretty tree-lined and railed drive and benefits from parking for several vehicles over a private driveway front of the double garage. The garaging has side access to the garden and power connected. The garden enjoys a good degree of privacy and has been landscaped with a seating terrace off the kitchen, and a good-sized lawn bound by timber borders with well-established shrubs.

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. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there are some limitations to

mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold Council Tax Band E. There is a service charge for the development of £160 payable twice annually.

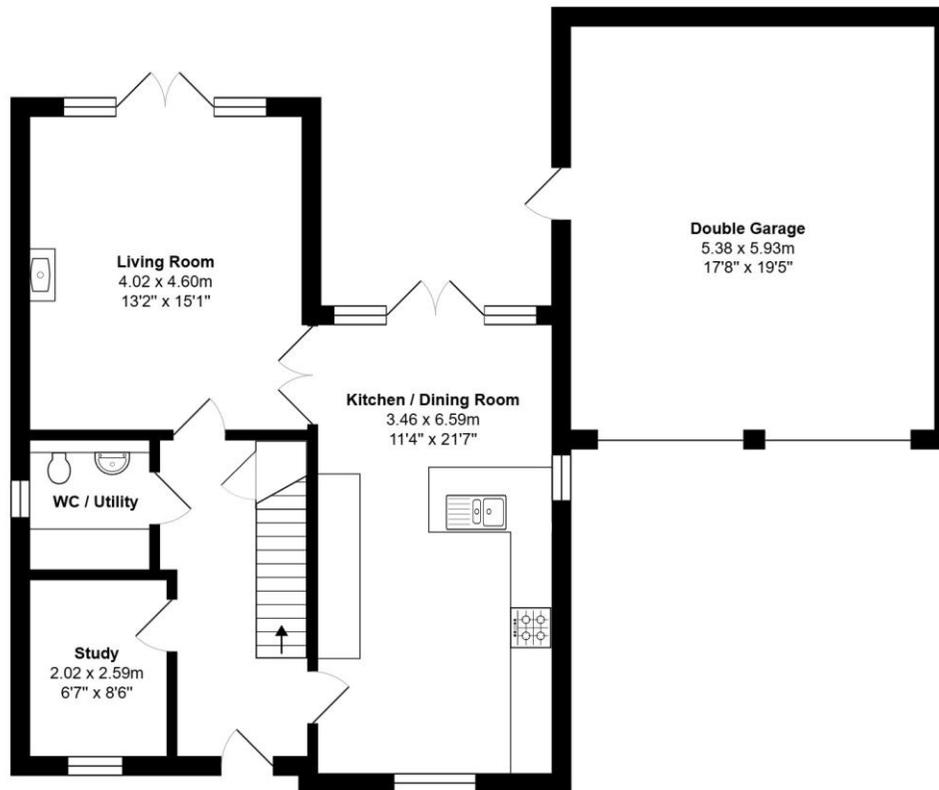
Directions

From Tetbury centre, head north along London Road towards Cirencester. At the last roundabout by Audi, take the right hand third exit onto Quercus Road. Locate the property down the road on the right hand side.

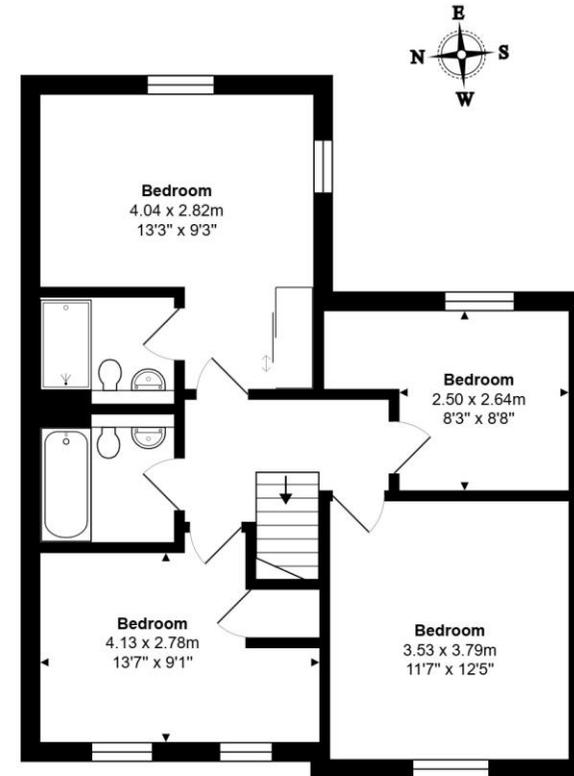
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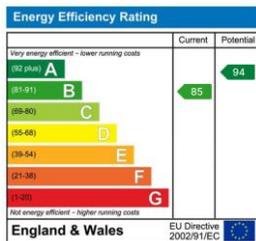
Ground Floor



First Floor

Total Area: 125.3 m² ... 1349 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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