



JAMES PYLE[®] & CO.



Killeigh, Tetbury Lane, Leighterton, Gloucestershire, GL8 8UP

Excellent Cotswold stone family house
Generous proportions and superb configuration
5 bedrooms, 3 bathrooms
3 reception rooms
Updated kitchen
Ample private parking and detached garage
Secure and private rear garden
Sought-after village close to the primary school



01666 840 886
jamespyle.co.uk



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

Price Guide: £700,000

Approximately 1,887 sq.ft excluding garage

‘Positioned with countryside views in this sought-after village close to the primary school, this Cotswold stone semi-detached house is perfectly configured for family life’



The Property

This excellent semi-detached Cotswold stone family house is located in the popular village of Leighterton, a peaceful and picturesque Cotswold village near Tetbury. Built in c.2003, the house is of generous proportions with views over the surrounding countryside.

The accommodation is superbly configured for family life spanning over three floors extending to around 1,887 sq.ft. The ground floor opens to an entrance hall with a front study off, downstairs WC and living room. The living room is generously sized and dual-aspect complete with an open fireplace. Adjoining, there is a newly updated kitchen/breakfast room which leads to a second reception room with high ceiling and dual patio doors. There is a useful utility room at the side with rear access. An external boiler is at the rear. On the first floor, there are four versatile bedrooms, one of which with an en-suite shower room, whilst the main family bathroom is also located on this floor. On the

top floor, there is a fantastic principal bedroom suite with fitted wardrobes and an en-suite shower room.

Externally, there is ample parking for numerous vehicles over a private driveway as well as a detached garage. The rear garden benefits from a good-degree of privacy and is fully enclosed for excellent security, ideal for children and pets. The garden is laid to lawn with a patio terrace.

Situation

Leighterton is an excellent Cotswold village situated equidistance between Tetbury and Wotton-under-Edge. The village has a pretty church, duck pond and popular primary school as well as the well-regarded Royal Oak pub. Both the market town of Tetbury and Wotton-under-Edge have 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 centres. Further everyday needs

include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. The village is surrounded by beautiful Gloucestershire countryside with a wide range of footpaths and bridleways. The renowned Westonbirt Arboretum is a 5 minute drive away along with Westonbirt Golf Course. Both the M4 and M5 are easily accessible for commuting to Bath, Bristol, Gloucester and the South West. Kemble Station has regular services to London Paddington (75 minutes).

Additional Information

We understand the property is Freehold with oil fired 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. Please check the Ofcom mobile and broadband checker website for more information. Cotswold District Council Tax Band F.

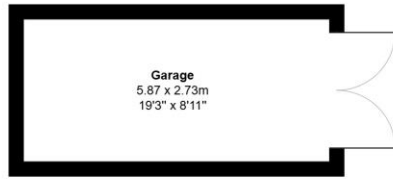
Directions

From the Royal Oak at the centre of the village, turn right at the crossroads onto Tetbury Lane. Proceed towards the edge of the village and locate the property on the left hand side.

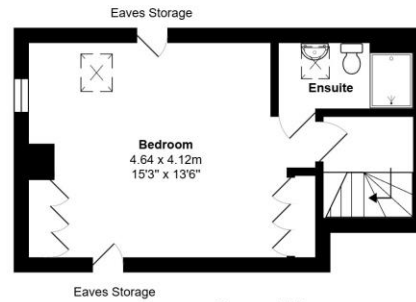
Postcode GL8 8UP

What3words: ///evoke.during.slam

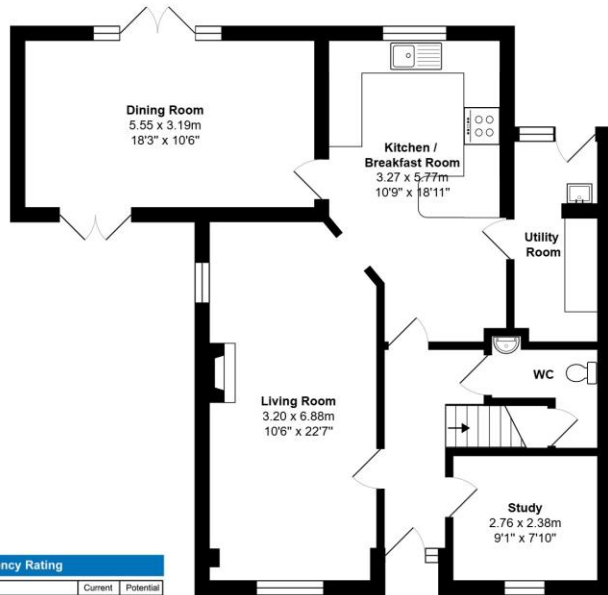




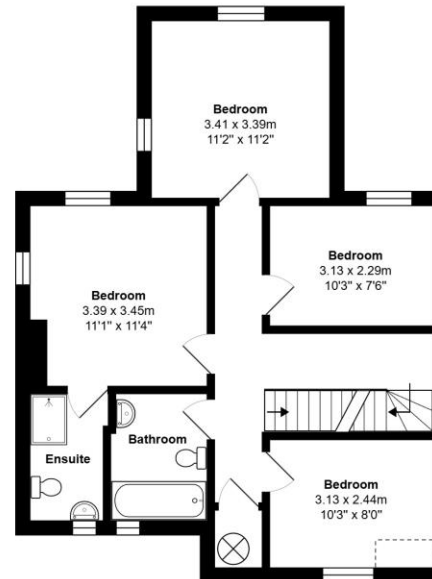
Not shown in actual location.



Second Floor



Ground Floor



First Floor

Total Area: 175.3 m² ... 1887 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	68
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577