



JAMES PYLE & CO.



53 Sherwood Road, Tetbury, Gloucestershire, GL8 8BU

Semi-detached modern house
Extended family-sized accommodation
Excellent ground floor configuration filled
with natural light
Open plan kitchen/dining room
4 bedrooms
Family/living room
Refitted bathroom and utility/WC
South-facing landscaped garden
Private parking

Rural edge of town, 10-minute walk from the centre



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

Guide Price: £435,000

Approximately 1,191 sq.ft

‘Positioned towards the rural edge of town with views across the surrounding fields, this semi-detached modern house has been extended to create a fantastic family home filled with natural light overlooking its south-facing garden’



The Property

This semi-detached modern is situated within a popular residential road located towards the rural edge of Tetbury and within a 10-minute walk to the town centre. Offering family-sized accommodation, the property has been the subject to a large rear extension creating light-filled reception space which flows superbly well. Other recent upgrades include all new windows, internal doors, refitted front door, new flooring across the ground floor, updated bathroom and insulation upgrades. The accommodation spans over three floors with views across the fields surrounding the town extending to around 1,191 sq.ft.

The ground floor layout predominately comprises two large rooms with double doors connecting to one another including a kitchen/dining room and a living/family room. Patio doors from both rooms open to the sunny garden. The kitchen has been fitted with oak worktops, a ceramic sink and integrated dishwasher. A remodelled WC now

incorporates a useful utility room. On the first floor, there are two bedrooms and the fitted family bathroom. A landing has ample built-in storage and leads up to the second floor which accommodates two further bedrooms with eaves storage.

The property is set back by a front lawn and a driveway providing private parking. Landscaping to the front has included a fitted bin-store area. The south-facing rear garden has also been the subject to thoughtful landscaping with a large patio terrace, good-sized lawn bound by planted borders, raised sleeper planters, as well as new established hedging and fencing.

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. 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

The property is Freehold with mains gas central heating through a combi boiler, mains drainage, water and electricity. There is an

irrigation system installed within the garden. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band C.

Directions

From the centre of town, follow Long Street north and take the left hand turn onto New Church Street towards Dursley. Continue along the road heading down Charlton Road and take the last right hand turn into Sherwood Road. The property is the second one on the right hand side.

Postcode GL8 8BU

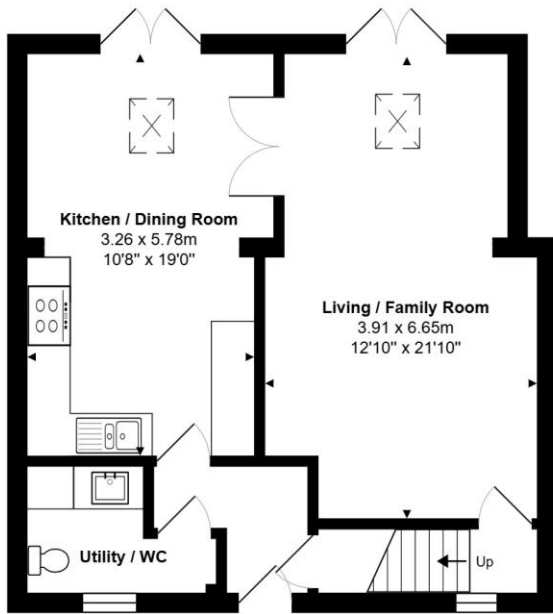
What3words: ///cookbooks.sleeps.fittingly



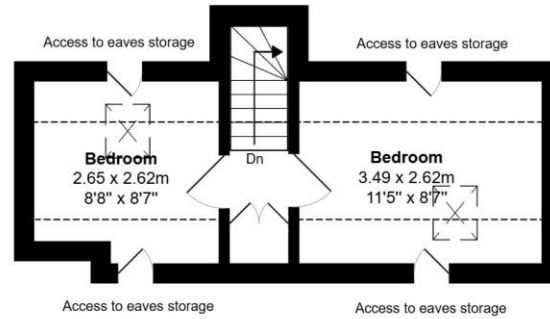


Total Area: 110.6 m² ... 1191 ft²

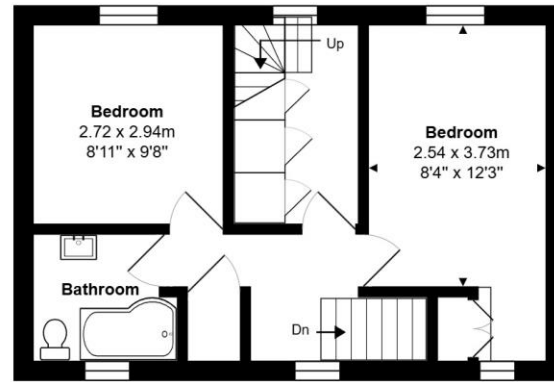
All measurements are approximate and for display purposes only



Ground Floor



Second Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 83 |
| (55-68) D | 73 | |
| (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