

1 The Orchard, Tetbury, Gloucestershire, GL8 8JZ

Unique detached house
Combining characterful period features with a contemporary finish
Impressive accommodation with an excellent social configuration
4 bedrooms, 2 bathrooms
Cosy living room with wood-burner
Light filled kitchen/dining/family room
Easy to maintain garden with fantastic privacy
Garage with power
Easy walking distance to amenities



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: £925,000

Approximately 1,743 sq.ft excluding garage

‘This impressive detached house offers unique accommodation combining cosy period features with a light-filled contemporary finish’



The Property

This unique detached house presents the perfect architectural harmony of combining a former period character cottage with a light and airy contemporary home. The Orchard is an exclusive enclave comprising only 4 individual homes discreetly located in the heart of Tetbury within a highly desirable peaceful residential area just a short walk from amenities. The property has been significantly upgraded by the current owners creating an impressive, standalone home with beautifully presented accommodation which flows from room to room.

An entrance hall opens to the ground floor featuring flagstone flooring and a timber staircase whilst the eye is immediately drawn to the glazed aspect leading to the kitchen/family room. Boasting underfloor heating, the family room is flooded by natural light from a lantern rooflight above complete with bespoke light fixtures. The kitchen boasts a social layout arranged as open to both the family room and dining room while French doors connect the accommodation to the garden. The bespoke fitted kitchen is equipped with integrated appliances and accompanied by a fitted larder and

utility cupboard. Off the entrance hall there is a downstairs WC. Within the original cottage part of the house there is a cosy living room showcasing a plethora of character with exposed stone walls, timber beams and a wood-burning stove. Upstairs, the principal bedroom is also located in the older part of the house with an exposed beamed ceiling and has the benefit of an en-suite shower room. There are three further bedrooms comprising two doubles and one single. The family bathroom has been updated with a separate shower unit and a magnificent chrome finish free-standing bath.

Externally, the property has the advantage of private parking in front of a garage which has power, lighting and eaves storage above. The garden is a charming secluded area to enjoy with a great degree of privacy bound by natural stone walling. The garden is thoughtfully landscaped for low maintenance with a patio terrace, lawn and raised timber beds.

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

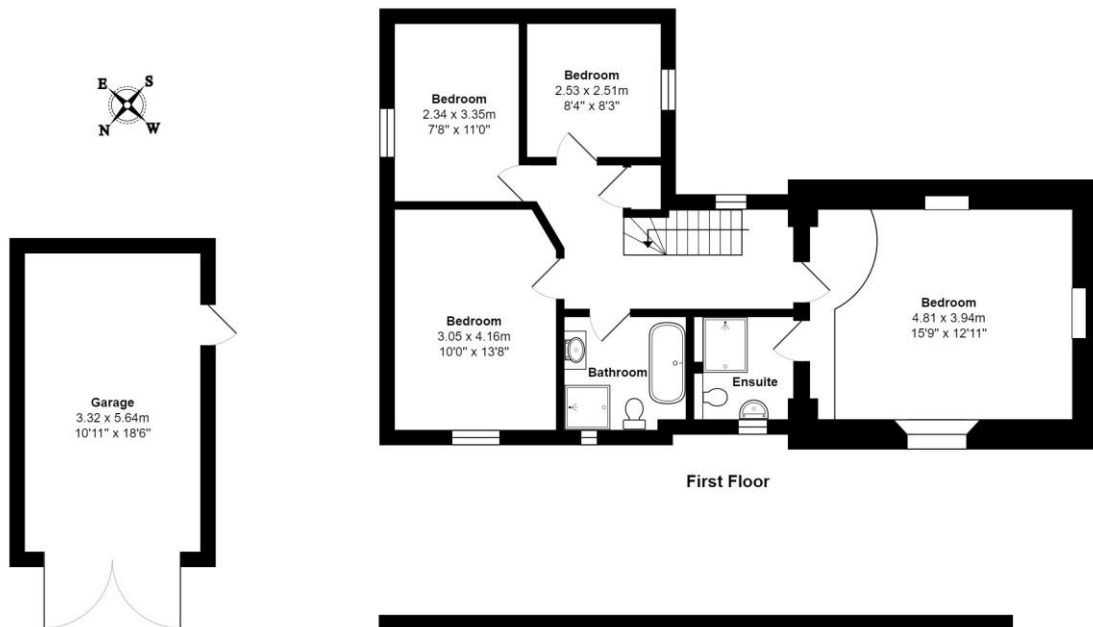
We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within the

Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and very good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band E.

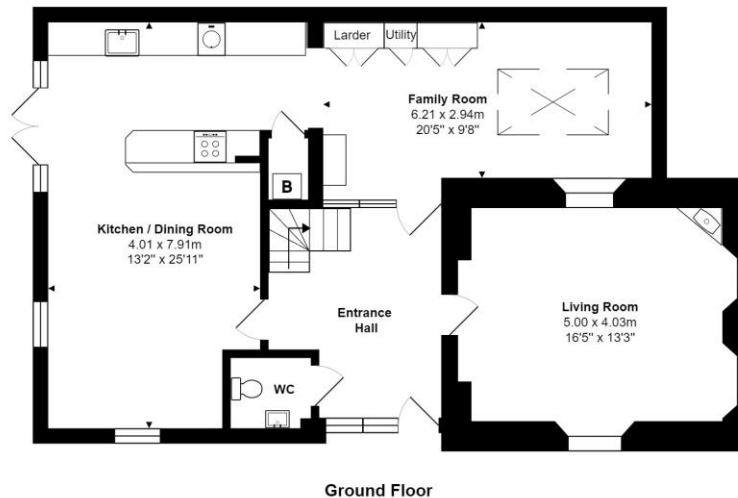
Directions

From the Market Place in the centre of Tetbury head down Chipping Street past the car park to the foot of the hill. Pass The Royal Oak public house and take the next left into Northfield Road. Follow the road around and take the right hand turn into Northleaze. Continue to the end of the cul-de-sac and bear right into The Orchard. Locate no.1 on the left hand side. Postcode GL8 8JZ. What3words: ///easygoing.score.published





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	83
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total Area: 161.9 m² ... 1743 ft² (excluding garage)

All measurements are approximate and for display purposes only

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