



1 Draper Close, Tetbury, Gloucestershire, GL8 8FJ

Detached Cotswold stone house
Prime position overlooking a large green
4 double bedrooms
3 reception rooms
Bathroom and en-suite
Private parking and garage
South-facing garden
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £675,000

Approximately 1,557 sq.ft excluding garage

‘Situated on a small drive comprising only 3 properties overlooking a large open green, this detached Cotswold stone house offers excellent family-sized accommodation with a south-facing garden’



The Property

Built with attractive Cotswold stone elevations, this excellent family-sized detached house occupies an idyllic position within the popular 2018 Amberley Park development overlooking a large green. Draper Close is a small drive comprising only three properties within this prime position and has the benefit of a southerly garden at the rear.

The ground floor configuration has a central entrance hall with three reception rooms comprising a front study, dining room and rear living room with patio doors to the garden. The dining room is open to the fitted kitchen with convenient side access to the driveway. On the first floor there are four bedrooms, a family bathroom, and en-suite to the main bedroom.

A tandem driveway is positioned to the side providing parking for up to three cars in front

of the garage which has power connected. The lawned rear garden is larger than average enjoying the sunny orientation and is fully enclosed.

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 Forestry 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, mains drainage, water and electricity. There is a service charge of £270 p/a. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast 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 F.

Directions

From the town centre, follow London Road towards Cirencester. Pass over the two mini roundabouts then take the next right hand turn into Mercer Way. Bear left and take the next right onto Draper Close.

Postcode GL8 8FJ

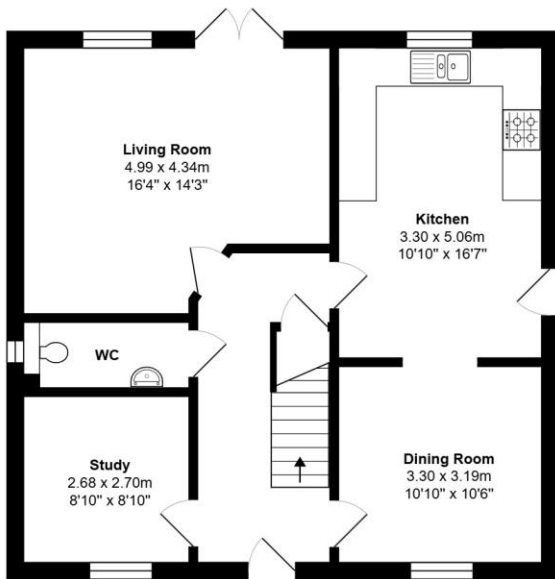
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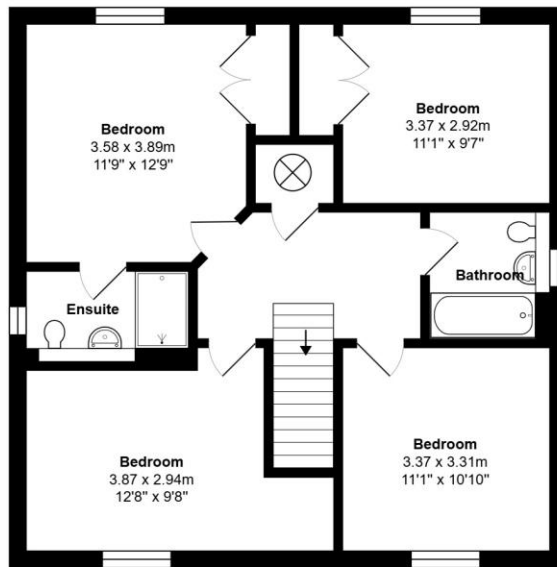


Total Area: 144.6 m² ... 1557 ft² (excluding garage)

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		94
(81-91) B	85	
(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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