



JAMES PYLE<sup>®</sup> & CO.

Millston, Hampton Street, Tetbury, Gloucestershire, GL8 8JN



Detached Modern Home  
Town Centre Location  
Private Setting  
4 Double Bedrooms, 2 Bathrooms  
22ft Living Room  
Open Plan Kitchen/Dining Room  
Mature Front & Rear Gardens  
Parking plus Double Garage



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4 The Old School, High Street, Sherston, SN16 0LH  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,312 sq ft

**Price Guide: £525,000**

‘Situated in a prime location within easy striking distance to the town centre and yet discreetly hidden in a private gated setting, a detached modern home with double garage and mature gardens’

### The Property

Millston is a detached modern home situated in a prime location within striking distance to the town centre and yet discreetly hidden off Hampton Street enjoying a great degree of privacy. The well-presented accommodation extends in all to 1,312 sq.ft. and is arranged over two floors with modern benefits including double glazing and gas fired central heating.

The ground floor has an entrance hall with cloakroom off and engineered oak flooring which continues through to the spacious 22ft dual aspect living room with a contemporary gas fire. The kitchen has fitted units including a built-in dishwasher and fridge, a central breakfast bar and is open plan to the dining room with sliding doors opening to the garden. Off the kitchen is a utility room and side access. On the first floor there are four double

bedrooms, a family bathroom and an en-suite to the good-sized master bedroom. Over the landing is access to the loft with a drop-down ladder.

Set behind a high stone wall and double timber gates, there is ample parking to the front and a useful double garage. The mature gardens have been well tended, arranged to both the front and rear of the house, with the front garden laid to lawn enclosed by mature trees and a seating area, whilst the rear garden is fully enclosed with fencing and stone wall, with shrubs surrounding the lawn and a good-sized patio off the dining room.

### 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. Waitrose at Malmesbury and Cirencester.

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 Prince Charles Highgrove Estate.

There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

### Directions

From the Market Place proceed down Long Street and take the second left hand turn into Hampton Street towards Avening. Locate the property after a short distance on the right hand side. Sat nav postcode GL8 8JN

### Local Authority

Cotswold District Council

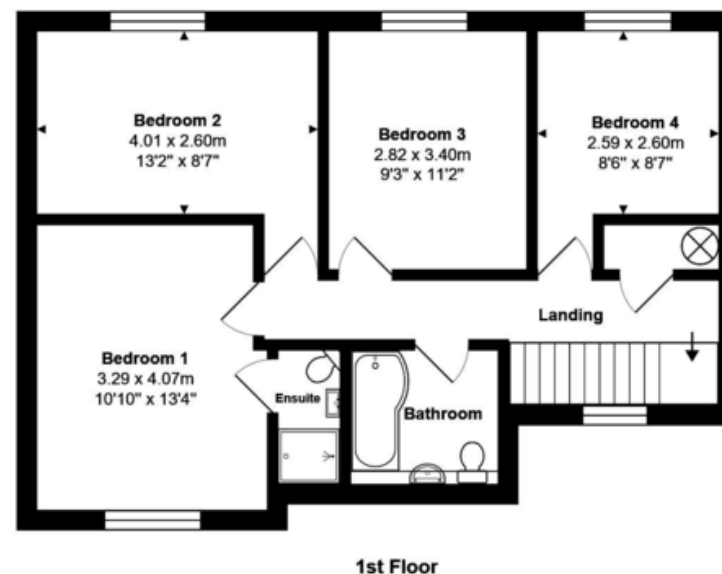
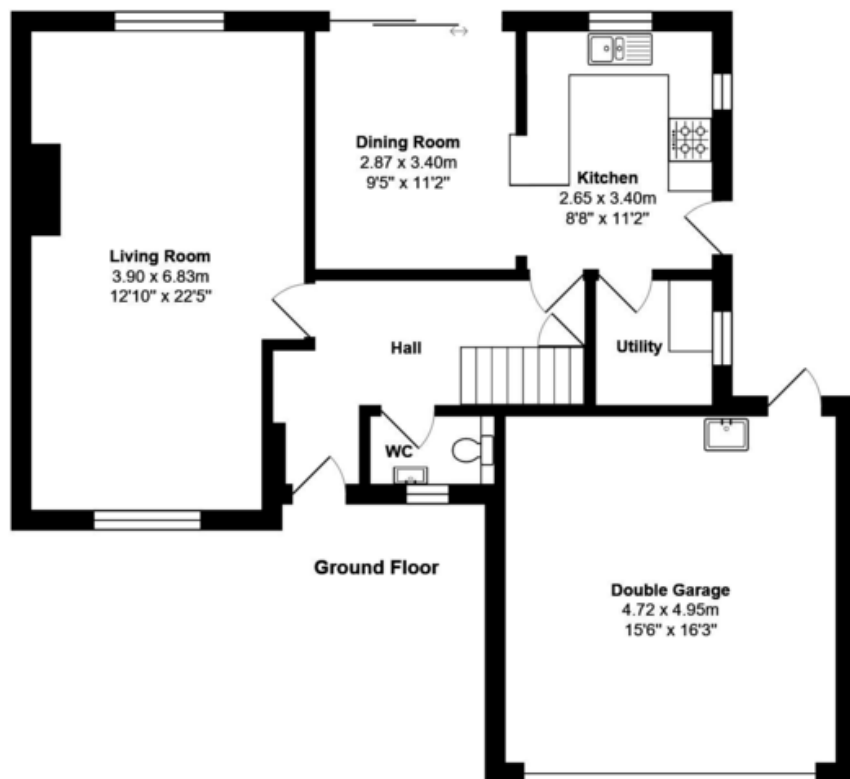
### Council Tax Band

F £2,604



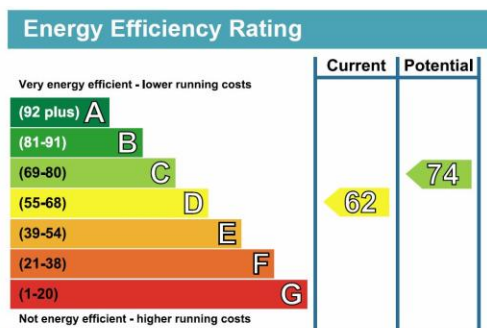






Total Area: 121.9 m<sup>2</sup> ... 1312 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



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