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7 Fitzherbert Close, Tetbury, Gloucestershire, GL8 8WB

A handsome double-fronted modern Cotswold home, ideally positioned within one of the town's most attractive developments. Offering versatile and practical accommodation suited to modern family living, the property is presented to the market with no onward chain.

Fitzherbert Close is a peaceful cul-de-sac bordering a generous open green space within the highly regarded Highfields development, built by Miller Homes approximately seven years ago and benefiting from the remainder of its NHBC warranty. Amberley House is one of the larger designs originally available on the development and today offers a simply and neutrally presented home, maintained to an excellent standard throughout. The accommodation extends to approximately 1472sq. ft and is arranged over two floors, comprising three reception rooms, four well-proportioned bedrooms, off-street parking, and a single garage.

The property is approached via an attractive pitched canopy porch, with the front door opening into a welcoming and centrally positioned entrance hallway. From here, doors lead to all principal ground floor rooms, alongside a cloakroom and a turned staircase rising to a galleried first-floor landing. To the left lies the principal reception room: a bright dual-aspect sitting room with a window to the front and French doors opening onto the rear garden, offering ample space for comfortable seating and entertaining. Opposite, a second reception room overlooks the green space to the front, ideal as a formal dining room, study, playroom, or home office. A third versatile room, currently used as a coat and boot room, enjoys a garden-facing window and could easily be converted into a utility room. Subject to the necessary permissions, the window could also be replaced with a door providing direct garden access. The kitchen forms the heart of the home, fitted with a stylish range of gloss-fronted wall and base units, wooden-effect worktops, and contemporary tiling. Integrated appliances include an eye-level electric oven, gas hob with extractor hood, dishwasher, washing machine, and fridge freezer. A window overlooks the rear garden, while French doors open onto the patio terrace. There is ample space for either a central island or a family dining table.

Upstairs, the light-filled galleried landing leads to four double bedrooms and the family bathroom. The principal bedroom benefits from a dual aspect and an en-suite shower room. Both bathrooms are fitted with modern white suites, stylish tiling, and windows for natural ventilation.

Externally, the rear garden is level and designed for low maintenance, mainly laid to lawn with a patio terrace spanning the width of the property. Mature planting and shrub borders provide a pleasant backdrop. A personnel door offers convenient access to the adjoining single garage. To the front, there is a planted border and two off-street parking spaces in addition to the garage.



The property is connected to all mains services; gas, electricity, water, and drainage. Council Tax Band F (Cotswold District Council). The property is freehold.

There is an annual maintenance fee payable for the Highfields development, that contributes toward the upkeep of the communal areas.

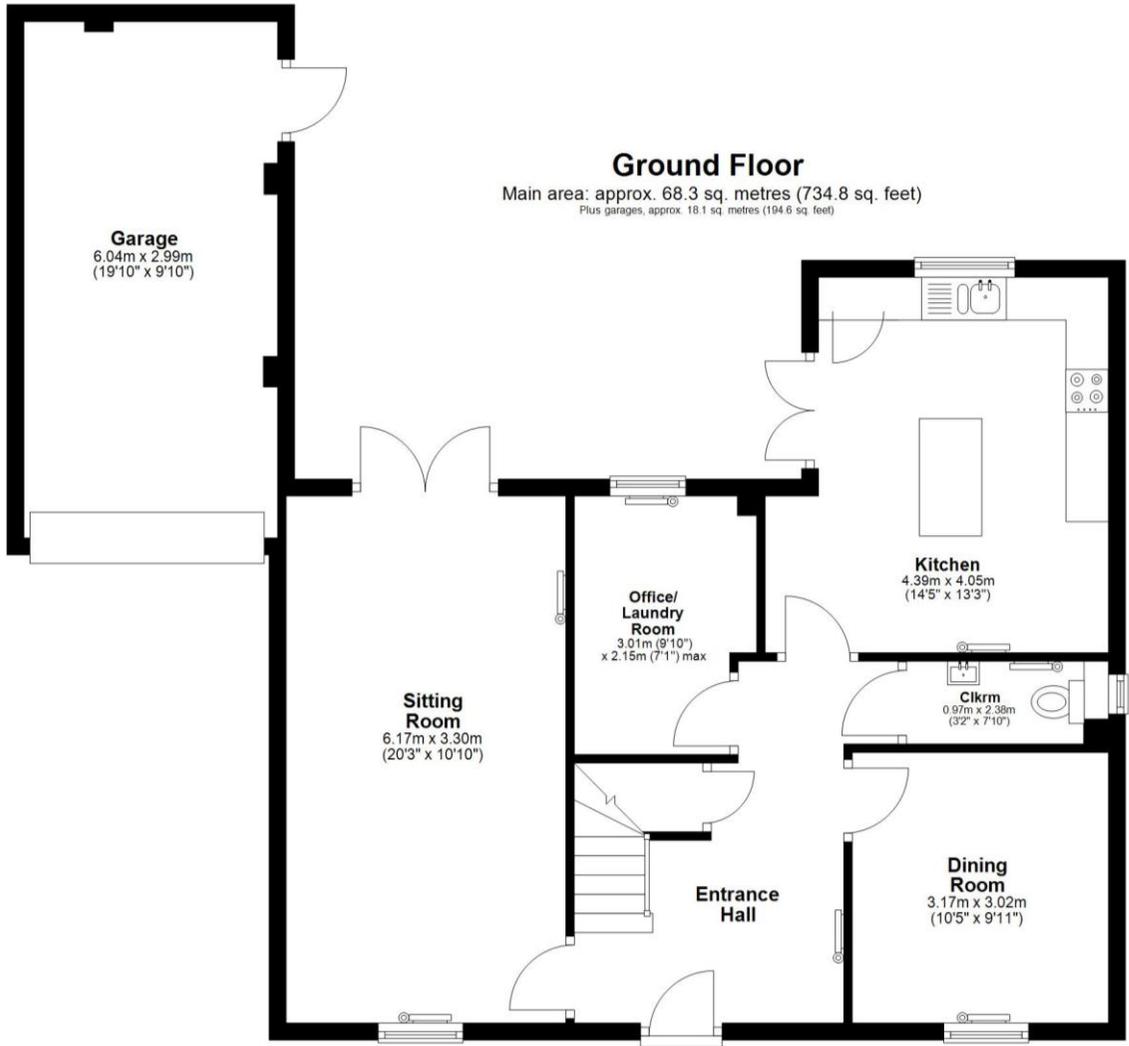
EPC Rating: B (84).

Tetbury is a historic Cotswold market town set within an Area of Outstanding Natural Beauty, renowned for its royal connections, including nearby Highgrove House, the country residence of King Charles III. The town offers a charming mix of independent shops, cafés, pubs, and restaurants, alongside everyday amenities such as a supermarket and well-regarded primary and secondary schools.

For commuters, Kemble Station—approximately seven miles to the north—provides direct mainline services to London Paddington, while the M4 and M5 motorways are

Guide Price £650,000





Main area: Approx. 136.8 sq. metres (1472.9 sq. feet)
Plus garages, approx. 18.1 sq. metres (194.6 sq. feet)