

hunter
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Tynings, Longfurlong Lane, Tetbury, Gloucestershire, GL8 8TJ

Positioned in a highly desirable spot on the southern side of Tetbury, this unique detached family home offers well-maintained, sociable accommodation, along with the addition of a garage and off-street parking.

Tynings is an attractive detached property understood to have been built in 2004. The property has had just two owners since then, with the current owners purchasing in 2017. During this time, it has been beautifully maintained and improved, including the installation of modern double glazing, a new boiler, and the addition of a generous garage. The accommodation is arranged over two floors, with the ground floor offering an excellent balance of open-plan living for modern-day life, alongside more private reception rooms to enjoy in the evenings.

Entering via the front door leads into a welcoming, centrally positioned hallway. From here, stairs rise to the first floor on one side, with a useful cupboard beneath, and doors lead to the living rooms, a utility room, and a handy downstairs cloakroom with WC. To the right-hand side of the hallway is a fantastic family room spanning the full depth of the house and boasting a dual aspect, with windows overlooking both the front and rear gardens. This room naturally divides into three areas—kitchen, dining, and seating—making it a superb hub of the home. The kitchen is positioned to the front of the room and comprises a fitted range of wall and base units with a breakfast bar peninsula. Integrated appliances include an electric oven, gas hob with extractor hood, dishwasher, and fridge freezer. The remainder of the room is flexible in its use, comfortably accommodating a family dining table and chairs, as well as a sofa and television unit. To the rear of the property is the principal sitting room, featuring a focal fireplace with a gas fire inset. Glazed double doors open into a conservatory, which provides an additional seating area with full views across the garden and French doors opening onto the patio terrace. Completing the ground floor is the utility room, which has additional base units incorporating a sink and drainer, along with space and plumbing for a washing machine and tumble dryer. A further door from here leads into the spacious garage and, subsequently, to both the front and rear gardens. The garage, built in 2021, is a valuable addition to the property, with power and lighting fitted, and an electrically operated roller door opening onto the driveway.

On the first floor, the landing provides access to four bedrooms, the family bathroom, and a useful airing cupboard housing the central heating boiler. The principal bedroom is located at the front of the house and is a spacious room with fitted wardrobes, complemented by an en-suite shower room. Two further bedrooms are comfortable doubles, both with fitted cupboards, while the fourth is a single room that also works well as a home office if required. The family bathroom comprises a white suite with a shower over a 'P'-shaped bath. Both the bathroom and en-suite are finished with contemporary tiling and feature heated towel radiators.



Externally, a gravel driveway to the front provides comfortable off-street parking for two vehicles, and a pretty lawned garden is enclosed by a Cotswold stone wall, picket fence, and mature hedging. A particularly notable and unique feature is the traditional telephone box within the front garden, which is owned by the property.

To the rear is a private and enclosed garden laid to a mixture of patio terrace, lawn, and raised Cotswold stone beds and borders. Access is available to both sides of the house, one via a gate to the front and the other leading to the garage.

We understand the property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band E (Cotswold District Council). The property is freehold.

EPC rating: C (75).

Guide Price £785,000



Situation

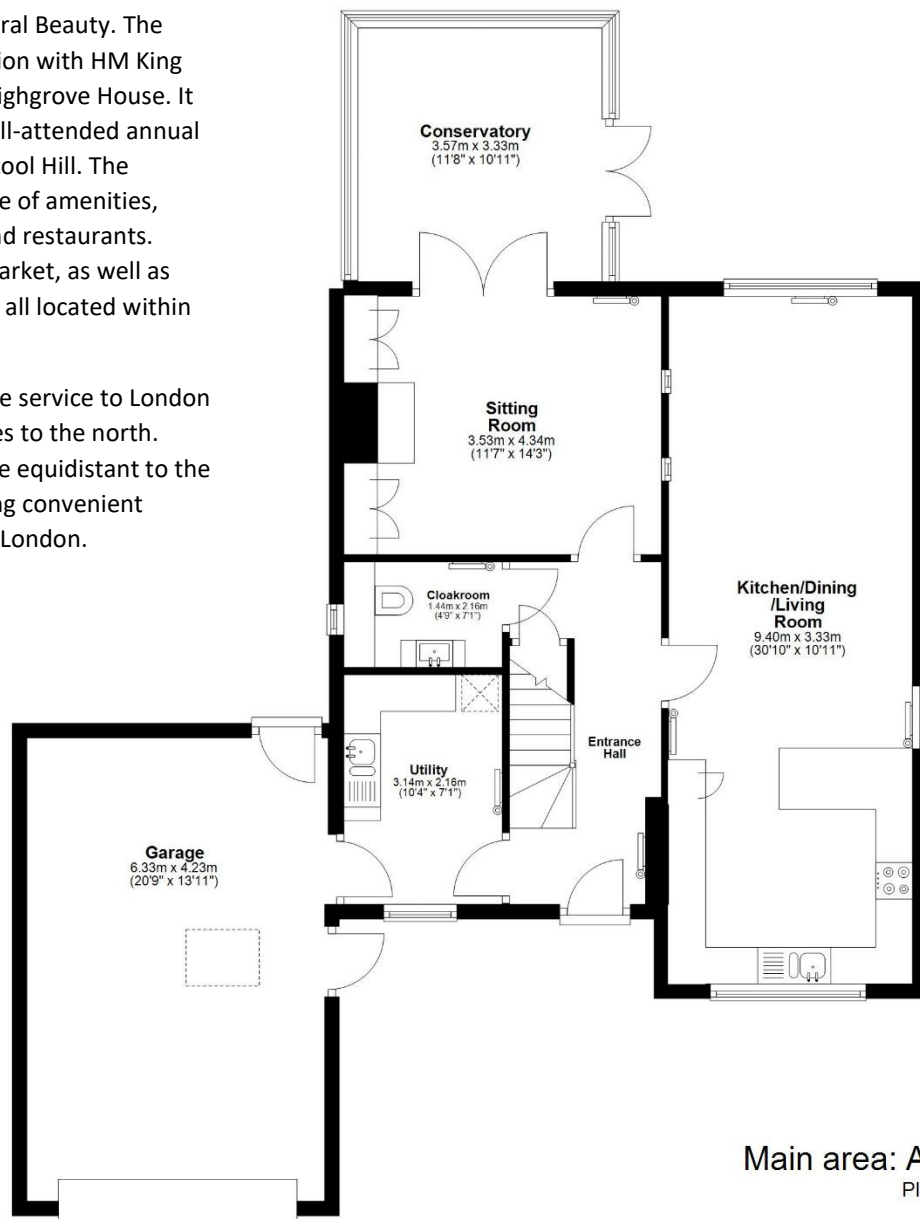
Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its royal association with HM King Charles III, who resides at nearby Highgrove House. It hosts the highly anticipated and well-attended annual Woolsack Race each May on Gumstool Hill. The charming town centre offers a range of amenities, including cafés, boutiques, pubs, and restaurants. Essential facilities such as a supermarket, as well as primary and secondary schools, are all located within the town.

Kemble station, providing a mainline service to London Paddington, is approximately 7 miles to the north. Both the M4 and M5 motorways are equidistant to the south and west respectively, offering convenient transport links to Bath, Bristol, and London.



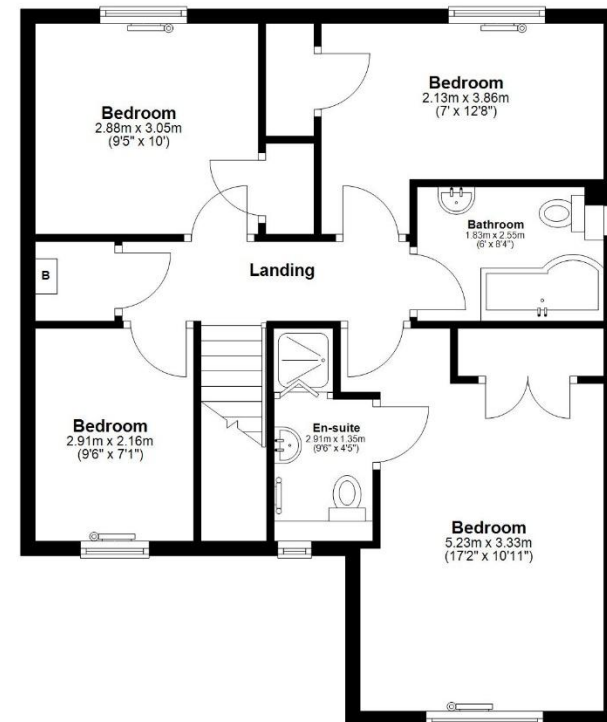
Ground Floor

Main area: approx. 79.8 sq. metres (858.4 sq. feet)
Plus garages, approx. 26.1 sq. metres (281.1 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Main area: Approx. 142.4 sq. metres (1532.9 sq. feet)

Plus garages, approx. 26.1 sq. metres (281.1 sq. feet)

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