



JAMES PYLE & CO.



11 Bath Road, Tetbury, Gloucestershire, GL8 8EG

Individual detached house  
Updated and beautifully presented  
Fantastic location close to the town centre and  
countryside walks  
3 reception areas  
3 bedrooms  
Large main bedroom with dressing area  
and en-suite  
Fitted kitchen  
Pretty landscaped garden  
Ample private parking  
Views of the Church



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

**Guide Price: £615,000**

Approximately 1,153 sq.ft

‘Occupying an excellent position close to the town centre and lovely countryside walks, an individual detached house which has been beautifully upgraded’



## The Property

This individually designed and built detached house is beautifully presented throughout and has been significantly upgraded by the present owners. The property sits within a slightly elevated position along Bath Road enjoying views of the church and is conveniently only a 5-minute walk from Tetbury town centre plus footpaths accessing the delightful Cotswold countryside. Internally, the accommodation extends to around 1,153 sq.ft. and has been reconfigured and extended to create a well thought-out home.

On the ground floor, there is a central entrance hall with attractive herringbone flooring and a downstairs WC off. There are three reception areas in all which include a sitting and living room, both featuring electric fires, and a dining area with double doors connecting to the garden. The living room and dining area adjoin one another providing a light and bright triple aspect room ideal for

everyday life and hosting guests. The dining area conveniently leads to the modern fitted kitchen which also has side access. Upstairs, there are three bedrooms comprising two generous doubles and a third single room. The main bedroom suite is a fantastic feature complete with a fitted dressing area and en-suite shower room. Both the en-suite and family bathroom have been updated.

The property benefits from a large front driveway providing private parking for numerous cars and screens the front aspect with high fencing. The rear garden has a westerly aspect and is tiered to allow for an additional sun placement. The garden is fully enclosed with a good degree of privacy, and has been landscaped with lawns, vibrant flower beds and a large sun terrace beside a shed.

## 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 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

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 and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band D.

## Directions

From the town centre, follow Church Street south and over the bridge onto Bath Road. Locate the property on the right hand side.

Postcode GL8 8EG

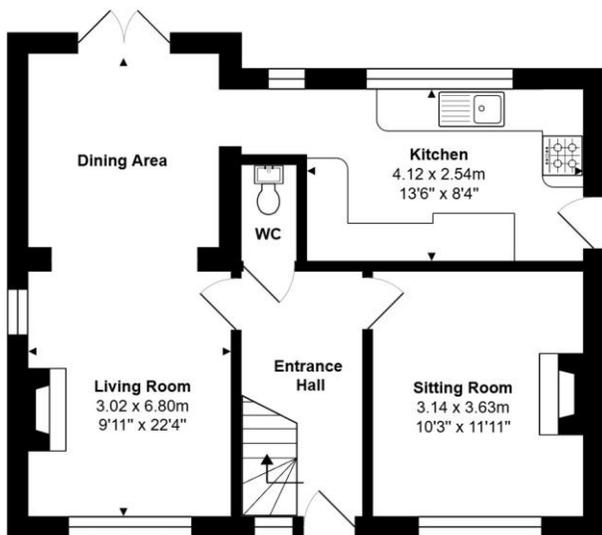
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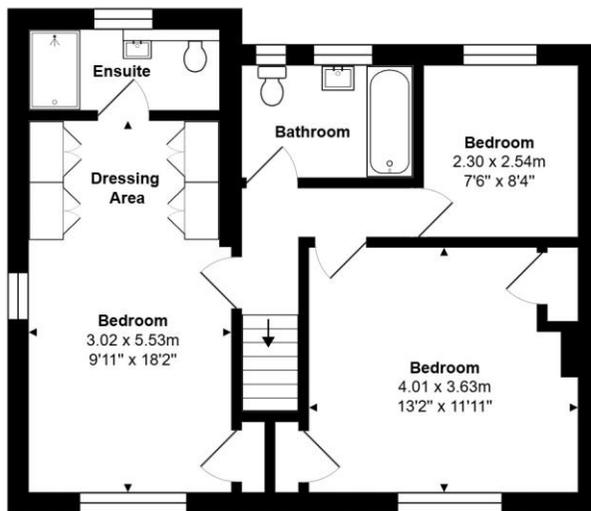


Total Area: 107.1 m<sup>2</sup> ... 1153 ft<sup>2</sup>

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	81	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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