



hunter
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5 Hardie Close, Tetbury, Gloucestershire, GL8 8FA

Situated in a quiet and exclusive location, this beautifully presented four-bedroom home offers stylish and spacious accommodation just off the sought-after Cirencester Road, accompanied by a charming garden and off-street parking.

Hardie Close is a small development built by Crest Nicholson Homes in 2008. This particular home is the end terrace of three properties and has been owned by the current vendor since 2017. The property is tucked away in a small cul-de-sac and provides accommodation perfect for families or anyone looking to downsize.

The front door opens into a welcoming hallway with a cloakroom featuring a W.C. and wash basin, stairs to the first floor, and doors leading to the sitting room and kitchen/dining room. Bespoke under-stairs storage cupboards have also been installed. At the front of the property, the light-filled sitting room enjoys a central fireplace with an electric fire, offering a cosy yet elegant space to relax. To the rear, the impressive kitchen/dining room spans the full width of the house, naturally divided by an archway between the two areas. The kitchen is fitted with traditional Shaker-style cream wall and base units, topped with sleek black granite worktops and a classic Belfast sink. Integrated appliances include a dishwasher, washing machine, and fridge/freezer, with space provided for a range cooker. The dining area comfortably accommodates a family dining table and features French doors leading out to the rear garden. A tiled floor runs throughout this space and the hallway, and there is an additional handy under-stairs storage cupboard.

Upstairs, there are four well-proportioned bedrooms and two bathrooms. The master bedroom, located at the rear, benefits from a stylish en-suite shower room. The adjacent bedroom is currently used as a dressing room but could easily be reinstated as a small double bedroom if required. Bedrooms two and four are positioned at the front—one a spacious double and the other a good-sized single, currently set up as a home office. The family bathroom is fitted with a white suite including a bath with shower attachment and is finished in neutral tiling. The landing also benefits from an airing cupboard housing the hot water cylinder and providing useful linen storage.

Externally, there is a low-maintenance front garden laid with artificial lawn and gravel, plus a paved pathway leading to the front door. The private rear garden has been landscaped with a mix of artificial lawn, decking, gravel, and attractive raised beds filled with established shrubs and flowering plants. A side gate provides access to the residents' parking area and to the property's single garage, located beneath a coach house.



The property is connected to all main services: gas, electricity, water, and drainage. The central heating is powered by a recently installed Air Source Heat Pump. Council Tax Band D (Cotswold District Council). The property is freehold.

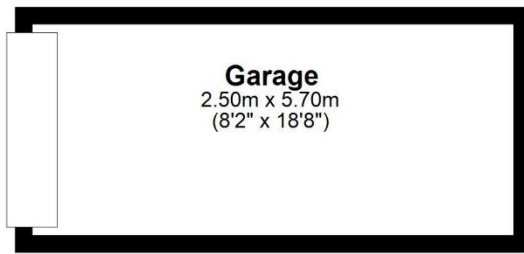
EPC rating: C (71).

Tetbury is a historic wool town in the Cotswold Area of Outstanding Natural Beauty. The town is well known for its Royal connection to HM King Charles III, whose country home, Highgrove House, is nearby. The charming town centre offers a wealth of amenities, including cafés, boutiques, pubs, and restaurants, alongside essential services such as a supermarket and both primary and secondary schools.

Kemble station, with mainline services to London Paddington, is just c.7 miles to the north, while the M4 and M5 are equidistant to the south and west, respectively, providing convenient transport links to Bath, Bristol, and London.

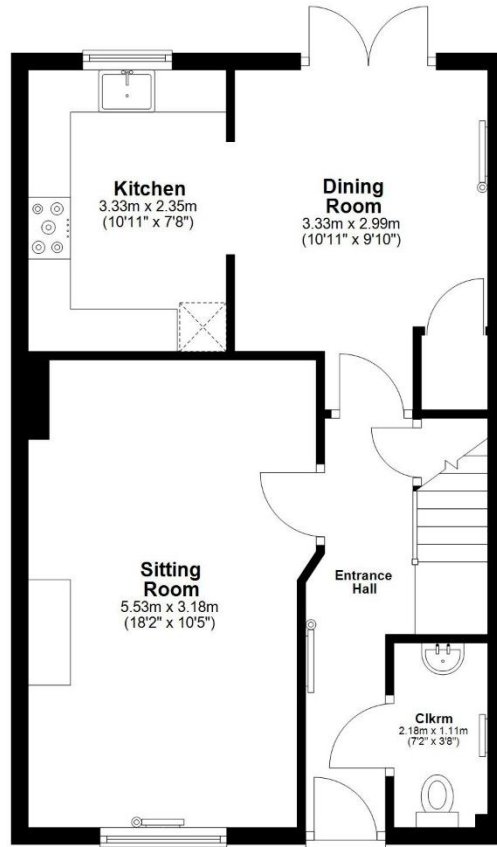
Offers in Excess of £400,000





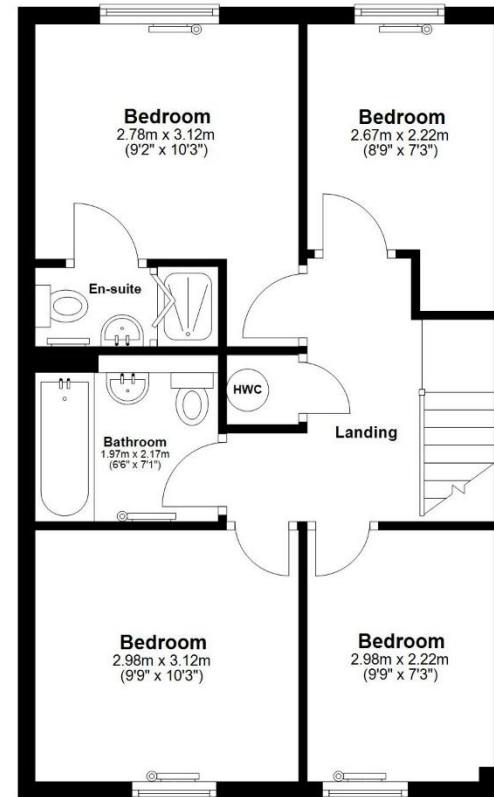
Ground Floor

Main area: approx. 48.8 sq. metres (524.8 sq. feet)
Plus garages, approx. 14.3 sq. metres (153.4 sq. feet)



First Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



Main area: Approx. 97.5 sq. metres (1049.6 sq. feet)
Plus garages, approx. 14.3 sq. metres (153.4 sq. feet)