

hunter
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16 Shearers Way, Tetbury, Gloucestershire GL8 8EJ

A handsome, double-fronted Cotswold home situated within one of Tetbury's modern and attractive developments, just a short walk from the town centre, accompanied by a double garage and a southerly facing rear garden.

This impressive, detached family home blends generously proportioned rooms with a flexible and sociable layout that complements modern life. The property is nestled within the desirable Whitelands development, built by Hills Homes in 2020, and therefore still benefits from the remainder of an NHBC warranty. The accommodation extends to approximately 1,724 sq. ft, plus a detached double garage, off-street parking, and a south-westerly facing landscaped rear garden.

Upon arrival, the attractive pitched porch sits over the front door, creating a great space for outdoor shoe storage and providing shelter ahead of leading through the door into the welcoming and centrally positioned hallway. The hallway provides access to all ground-floor rooms, including a cloakroom, and a turned staircase rises directly ahead to the first floor with a handy cloak's cupboard beside it. To the left-hand side is the principal reception room — a beautifully sized space that enjoys a triple aspect, including a box-bay window to the side and French doors to the rear. The room is versatile in its offering, most obviously serving as a large sitting room but could naturally be zoned into two areas, creating a dining or play space in addition to seating.

A connecting door flows into the kitchen/dining room, which also has a door connecting back to the hallway. The kitchen comprises a contemporary range of fitted units complemented by a light quartz worktop throughout, incorporating a breakfast bar. There is space for a range-style cooker, plus an integrated dishwasher, fridge freezer, and space for an eye-level microwave. A double-width utility cupboard provides further shelving and space and plumbing for both a washing machine and tumble dryer. The second half of the room offers ample space for a family dining table and includes further French doors opening onto the garden. The open-plan nature of the room creates an excellent space for both family living and entertaining.

Completing the ground floor accommodation is a further reception room, which makes a great craft or hobby room for the current owner but could easily be utilised as a formal dining room or home office, if desired.

On the first floor, a central, partially galleried landing leads to four bedrooms, the family bathroom, and a useful storage cupboard housing the hot water cylinder. Three of the bedrooms are well-proportioned doubles, and the fourth is a generous single. The principal bedroom and bedroom two are both accompanied by en suite shower rooms and a good collection of fitted wardrobes.

Both en suites and the family bathroom are finished with white suites and stylish tiling, plus heated towel rails. The family bathroom features both a bath and a separate shower.



The rear garden enjoys a south-westerly orientation and has been designed for low maintenance, combining gravel and patio areas. To one side is a terrace with space for outdoor dining, while mature shrubs and trees provide structure and interest. Side access leads to the detached double garage with electric up-and-over doors, and the block-paved driveway to the front offers further parking. The property is attractively set behind a Cotswold stone boundary wall with a mature planted frontage.

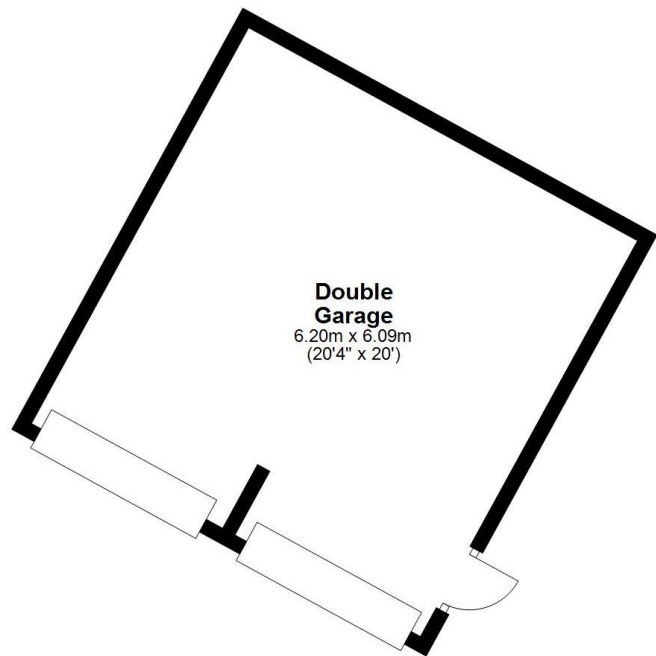
Services: Water, electricity, drainage, and gas. **Council Tax Band:** F (Cotswold District Council). **Tenure:** Freehold.

The property is subject to an annual service charge of £331 (2025/26), which contributes towards the upkeep of the communal areas.

EPC: B (86).

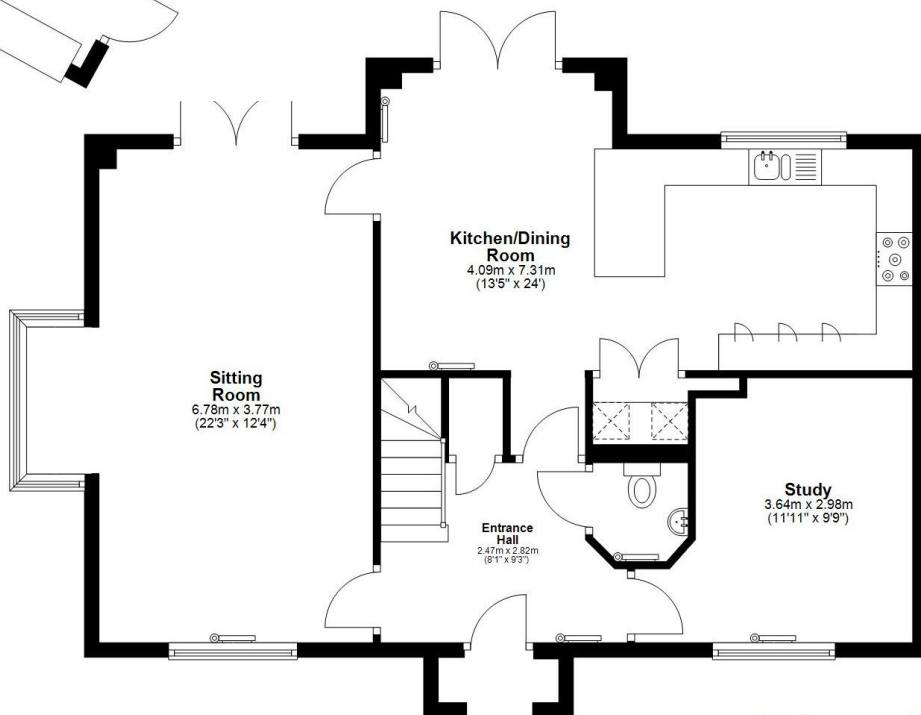
Guide Price £795,000





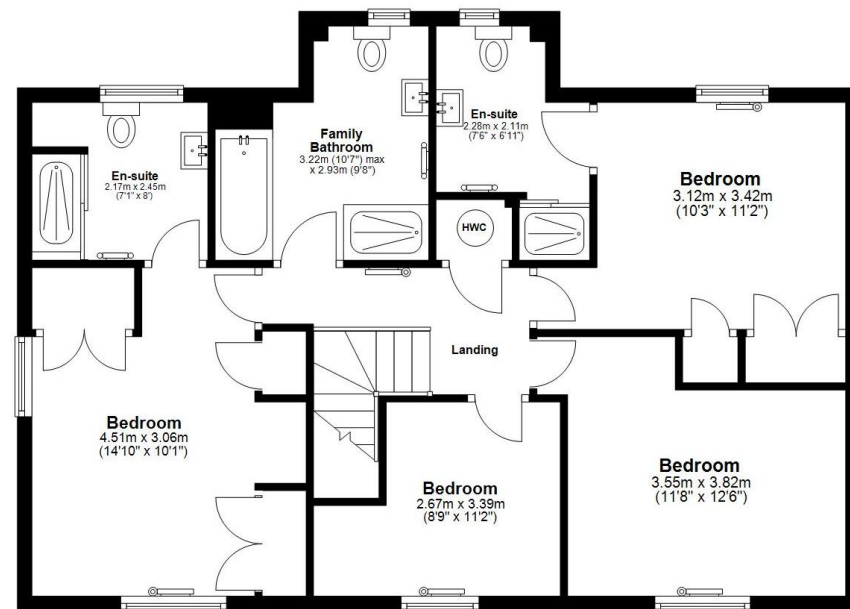
Ground Floor

Main area: approx. 81.1 sq. metres (873.3 sq. feet)
Plus garages, approx. 37.8 sq. metres (406.9 sq. feet)



First Floor

Approx. 79.1 sq. metres (851.7 sq. feet)



Main area: Approx. 160.3 sq. metres (1724.9 sq. feet)

Plus garages, approx. 37.8 sq. metres (406.9 sq. feet)

Situation

Tetbury is an 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 a highly anticipated and well-attended annual Woolsack Race each May on Gumstool Hill. The charming and quintessential town centre offers many amenities, including cafés, boutiques, pubs, and restaurants. Essential amenities such as a supermarket, primary, and secondary schools are also within the town.

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