



20 Conygar Road, Tetbury, Gloucestershire, GL8 8YS

Semi-detached modern house
Substantially extended accommodation
5 bedrooms
Open plan kitchen/dining/living room
Bathroom, en-suite, and utility/WC
Conservatory and study
Private driveway parking
Front and rear gardens
Desirable residential area close to schools



01666 840 886
jamespyle.co.uk



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

Guide Price: £495,000

Approximately 1,369 sq.ft

‘Substantially extended ideal for growing families, a semi-detached modern house set within a desirable residential area close to schools and shops’

The Property

This extended semi-detached modern house is perfectly situated in a popular residential area of Tetbury, offering convenient access to local schools and shops as well as the town centre. The property has undergone a substantial side extension during the current ownership, making it ideal for a growing family seeking additional space.

Internally, the accommodation extends to over 1,360 sq.ft. and boasts an open plan configuration of a living room, kitchen and dining room, ideal for family life. The kitchen/dining room has a social breakfast bar at the centre. At the rear there is a conservatory connecting to the garden. Within the side extension, there is a downstairs study, snug with side access, and a utility/WC. The first floor now offers five bedrooms, a bathroom and an en-suite to the main bedroom, plus a large store cupboard.

Externally, there is a front lawn set behind a hedge and a driveway providing private off-street parking. The rear garden is fully enclosed by fencing with a lawn, paved areas and 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 gas-fired central heating, mains water, electrics and drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile coverage. Cotswold District Council Tax Band C.

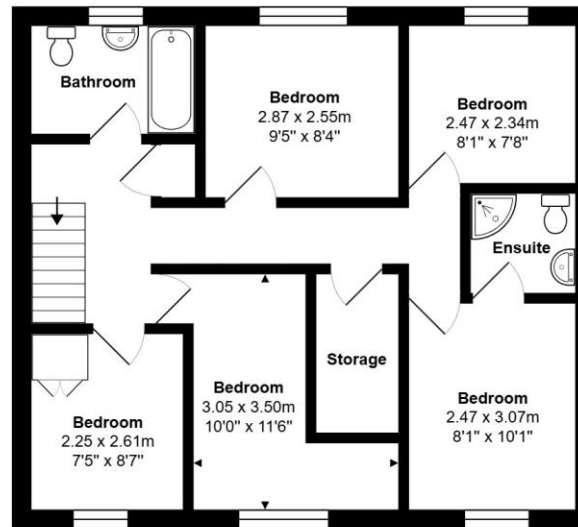
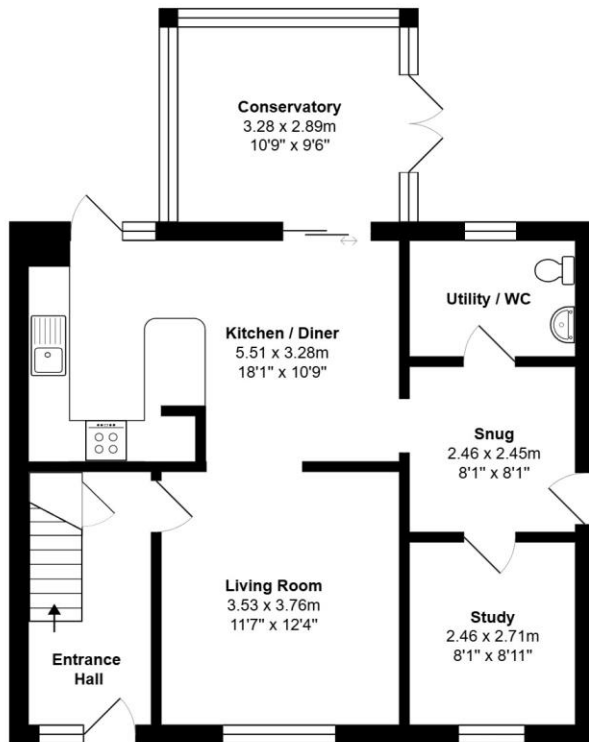
Directions

From the centre of Tetbury, head towards Cirencester on the London Road. After half a mile turn left into Conygar Road after Tesco and the property is located on the right hand side.

Postcode GL8 8YS

What3words: ///motivator.stage.should



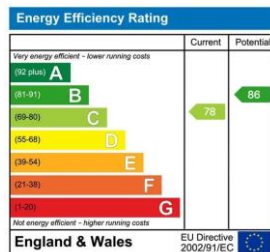


Ground Floor

First Floor

Total Area: 127.2 m² ... 1369 ft²

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577