10 Chapman Link, Tetbury, Gloucestershire, GL8 8UZ

Immaculately presented throughout, this three-bedroom townhouse is positioned within an attractive, modern development and is accompanied by off-street parking and a single garage.

Situated on the northern edge of Tetbury, within the sought-after Highfields development, this beautifully maintained three-bedroom townhouse offers spacious and stylish living across three floors. Completed in 2020, the property benefits from a remaining NHBC warranty, off-street parking, and a single garage. The home extends to approximately 1,170 sq. ft and is finished in a tasteful, neutral décor throughout - ideal for contemporary family living.

A welcoming entrance hall provides access to a convenient cloakroom and leads into a superb open-plan kitchen/dining/family room. This versatile space is perfect for modern living and entertaining, featuring a range of contemporary wall and base units with integrated appliances, including a dishwasher, washer-dryer, double oven, and gas hob. There is ample space for both dining and seating areas, and French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

The first floor hosts a generous sitting room, which is filled with natural light, a modern family bathroom, and a third bedroom. The third bedroom also lends itself well as a study or nursery.

Rising to the top floor are two well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, and both bedrooms have fitted cupboards. An airing cupboard is conveniently located on the landing, providing plenty of space for linen and housing the gas central heating boiler.

The mainly walled rear garden features a generously sized patio terrace that is ideal for outdoor living in the summer months. There is also an area of lawn, and a pathway to a rear gate that provides rear access. Adjacent to the terrace of houses there is a parking space and a single garage allocated to No10.

Services: Mains gas, water, electricity, and drainage.
Council Tax: Band D (Cotswold District Council).
Tenure: Freehold.
We are advised the property is subject to an annual estate management charge for the upkeep of communal areas within the development.
EPC Rating: B (85).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

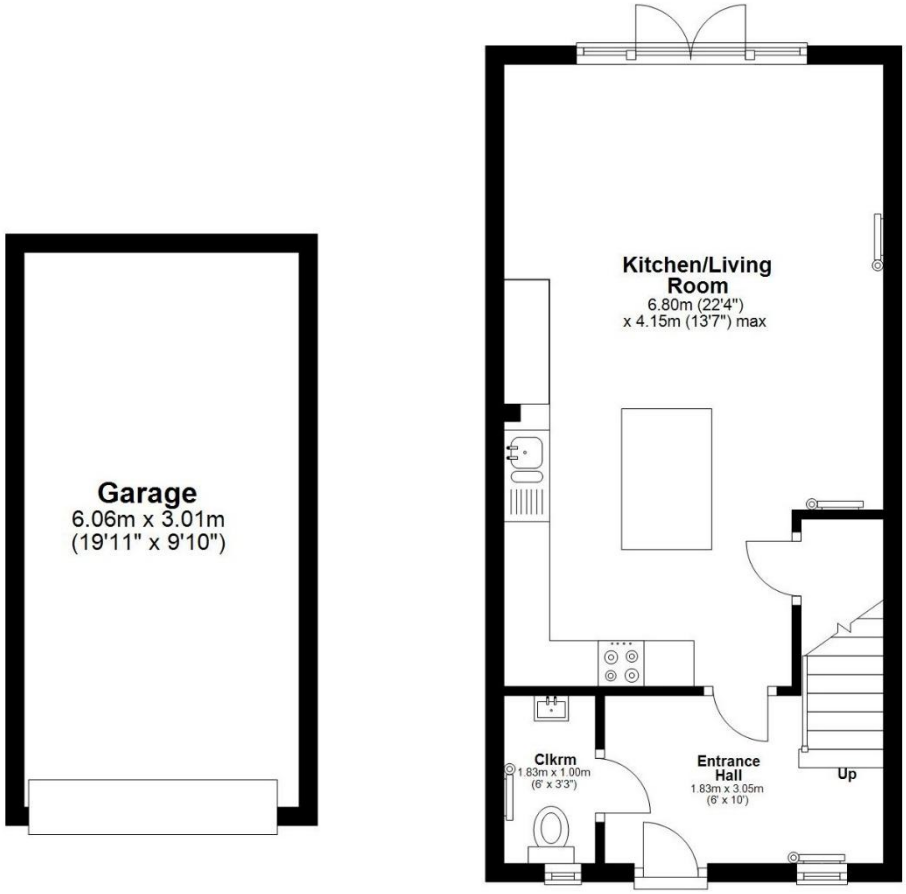
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £375,000

Ground Floor

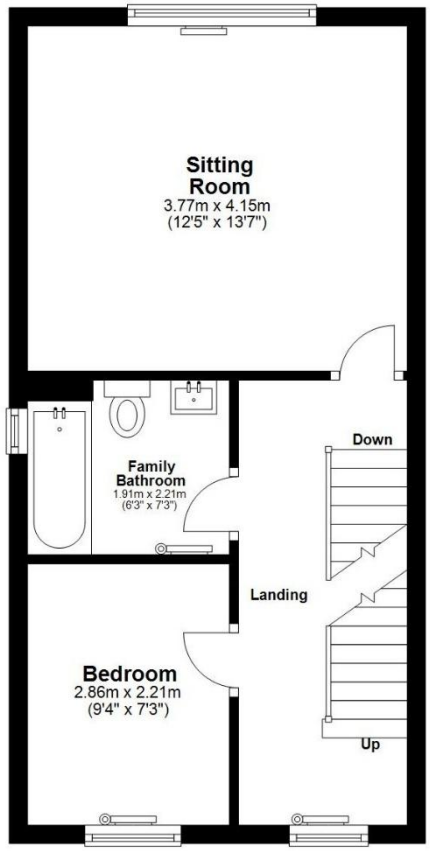
Main area: approx. 36.2 sq. metres (390.1 sq. feet)

Plus garages, approx. 18.2 sq. metres (196.3 sq. feet)



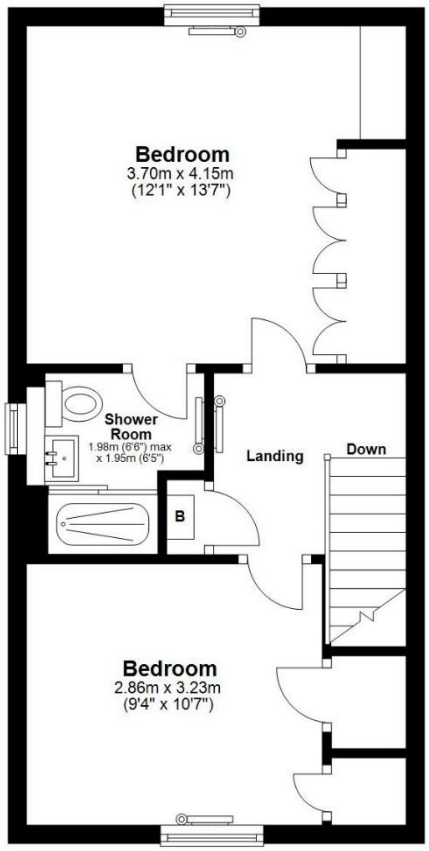
First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Second Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Main area: Approx. 108.7 sq. metres (1170.3 sq. feet)

Plus garages, approx. 18.2 sq. metres (196.3 sq. feet)

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