

hunter  
french



The Maples, Cornwall Close, Tetbury, Gloucestershire, GL8 8JD

Tucked away in one of Tetbury's popular and charming developments, this spacious three-bedroom home boasts a south-westerly facing rear garden, off-street parking, and is offered with no onward chain.

Cornwall Close is a small, attractive development of homes built in 2009 by David Wilson Homes. This property occupies a peaceful, leafy position at the rear of the development, overlooking the Primary School playing fields. Set over two floors and extending to approximately 999 sq. ft., the home presents a fantastic opportunity for a new owner to refresh and personalise throughout.

A canopy-covered front door opens into a practical hallway, featuring stairs to the first floor, a generous cloakroom with wash basin and W.C., and doors leading to the sitting room and kitchen/dining room. The sitting room spans the width of the front of the property, offering a dual-aspect layout, including a charming box bay window that adds character. It is an ideal space for entertaining and comfortably accommodates a range of furniture.

The kitchen/dining room is located at the rear of the property, also dual-aspect, with French doors opening onto the garden. The room is naturally divided, with a dining area large enough for a family table and chairs, and a kitchen area fitted with wooden-effect wall and base units, complemented by light granite-effect laminate worktops. Integrated appliances include a dishwasher, fridge/freezer, double electric oven, and six-ring gas hob. Adjacent is a useful utility room, fitted with additional base units and worktop space, plus plumbing for a washing machine and tumble dryer. There is also convenient access to an understairs cupboard for extra storage.

Upstairs, the landing provides access to three double bedrooms and the family bathroom. The landing also includes a hatch to the loft and an airing cupboard housing the hot water cylinder and linen storage. The two larger bedrooms feature fitted wardrobes and share a 'Jack and Jill' en-suite shower room. The third bedroom is a smaller double at the front of the property. Both the family bathroom and en-suite are fitted with white suites and finished with neutral, stone-effect tiling. The family bathroom includes a bath with an overhead shower.

The property benefits from all mains services: gas, electricity, water, and drainage. Council Tax Band D (Cotswold District Council). Freehold.

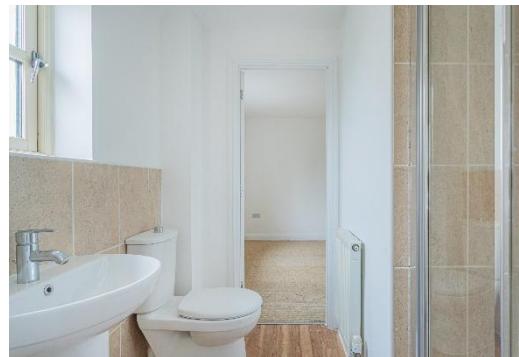
EPC – C (76).



Externally, a driveway along the side of the house offers parking for two vehicles and provides gated access to the rear garden. The front features a planted border with mature shrubs and flowers. The rear garden is mainly laid to lawn, offering easy maintenance and a blank canvas for gardening enthusiasts, while a patio area sits conveniently in front of the French doors.

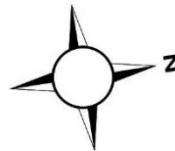
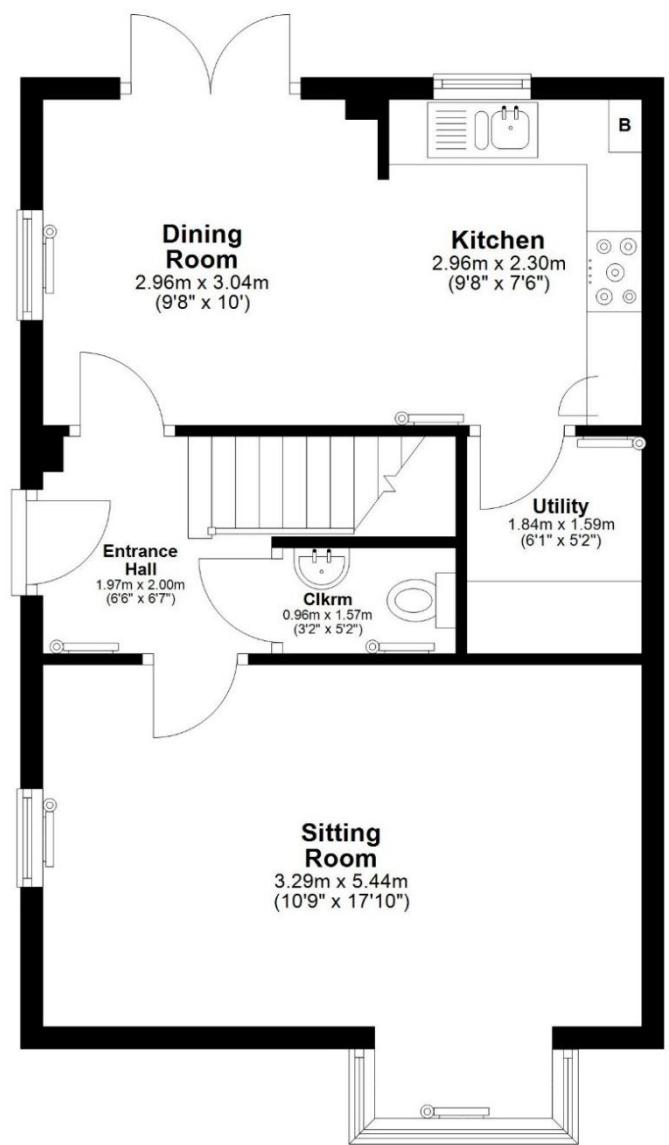
Tetbury is a historic wool town in the Cotswolds Area of Outstanding Natural Beauty, known for its royal connections to HM King Charles III, whose country home, Highgrove House, is nearby. The town centre is brimming with charm and offers a wealth of amenities including cafés, boutiques, pubs, and restaurants, alongside essential services such as a supermarket and both primary and secondary schools. Kemble station, with mainline services to London Paddington, is approximately 7 miles to the north, while the M4 and M5 are equidistant to the south and west, providing excellent links to Bath, Bristol, and London.

**Guide Price £425,000**



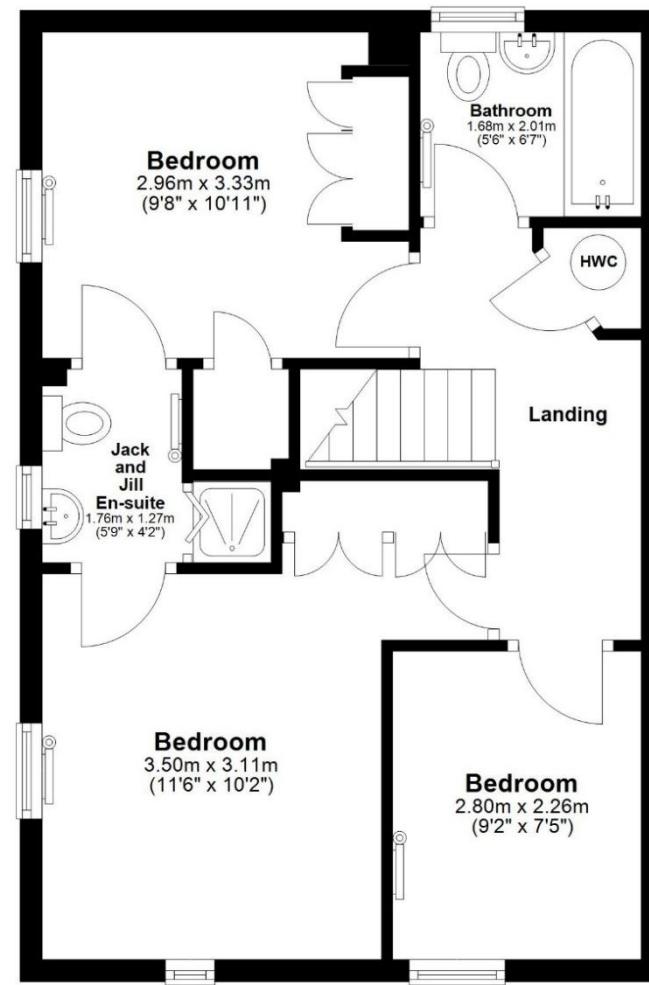
## Ground Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



## First Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



Total area: approx. 92.8 sq. metres (999.2 sq. feet)

**Tetbury Office**  
2 London Road  
Tetbury  
GL8 8JL

**Town and Country Specialists**

01666 505068  
[tetbury@hunterfrench.co.uk](mailto:tetbury@hunterfrench.co.uk)  
[www.hunterfrench.co.uk](http://www.hunterfrench.co.uk)