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2 Jubilee Place, Tetbury, Gloucestershire, GL8 8GB

An outstanding, modern town centre home presented to an exceptionally immaculate standard throughout. Accompanied by off-street parking and a mature, landscaped south facing rear garden.

Jubilee Place is an attractive modern development of just nine homes, built in 2022/23 by reputable local housebuilder HDL Group. Fantastically positioned in the heart of Tetbury, the properties are finished in Cotswold stone and offer modern features, including air source heat pumps and underfloor heating. This semi-detached home was completed in 2023 and has been impressively styled and decorated throughout by the current owners, with a landscaped rear garden that creates a true oasis. The accommodation is arranged practically over three floors and extends to approximately 1,564 sq. ft.

Entering via the traditional cottage style front door, complete with a canopy porch, leads into the entrance hallway. There is a wooden effect, ceramic tiled floor that flows seamlessly through the majority of the ground floor, whilst a double width cloak cupboard sits beside the front door, oak detailed stairs rise to the first floor and there is a handy downstairs cloakroom with WC. Situated to the front of the property is the sitting room with a box-bay window and warm and neutral décor creates a relaxing space to enjoy. Across the rear of the property is a generous sized, open-plan, kitchen, dining and seating area that enjoy bi-fold doors leading onto the rear terrace. The kitchen is fitted with a generous collection of both wall and base units with a central island unit and space for stools, which combines with the area for a dining table and sofas, if desired, create a truly sociable hub of the home. There are integrated appliances fitted throughout the kitchen including double electric ovens, an induction hob, dishwasher and wine cooler and quartz worktops throughout give the room a great sleek finish.

Completing the ground floor is a utility room, which has a further collection of fitted units with a second sink, along with space and plumbing for a washing machine and space for a tumble dryer. A further built-in cupboard houses the hot water cylinder, and there is an external door opening onto the side access pathway.

Rising to the first-floor, the landing provides access to three of the four bedrooms and the family bathroom. The principal bedroom suite sits to the rear of the property and boasts a full wall of bespoke fitted wardrobes in addition to a dressing room with a further built-in cupboard and space for a dressing table. A contemporary tiled en-suite shower room sits adjacent to this, comprising a wash basin set within a vanity unit, W.C, heated towel rail and a generous walk-in shower. The family bathroom is finished to the same high quality as the en-suite but alternatively comprises a shower over a bath. Bedrooms three and four, a double and a single, complete this floor.



The entire second floor is dedicated to bedroom two, a spacious double room with a characterful rear dormer window and two built-in eaves cupboards. It would also work well as an additional reception room, playroom or home office.

Externally there is a block paved driveway at the front of the house that comfortably parks two vehicles off-street. The rear garden has been thoughtfully and cleverly landscaped to offer a delightful cottage style garden with multiple seating areas and maturing, well-stocked beds and borders. Side access is provided via a gate that leads to the utility room door and to the front of the property.

There is an annual service charge payable for the maintenance and upkeep of the communal areas of Jubilee Place. We are advised this is £266pa, payable each November.

The property is connected to mains electricity, water and drainage. An electric car charging point is fitted. Council tax band E (Cotswold District Council). The property is freehold and benefits from the remainder of an IWC, new build warranty period.

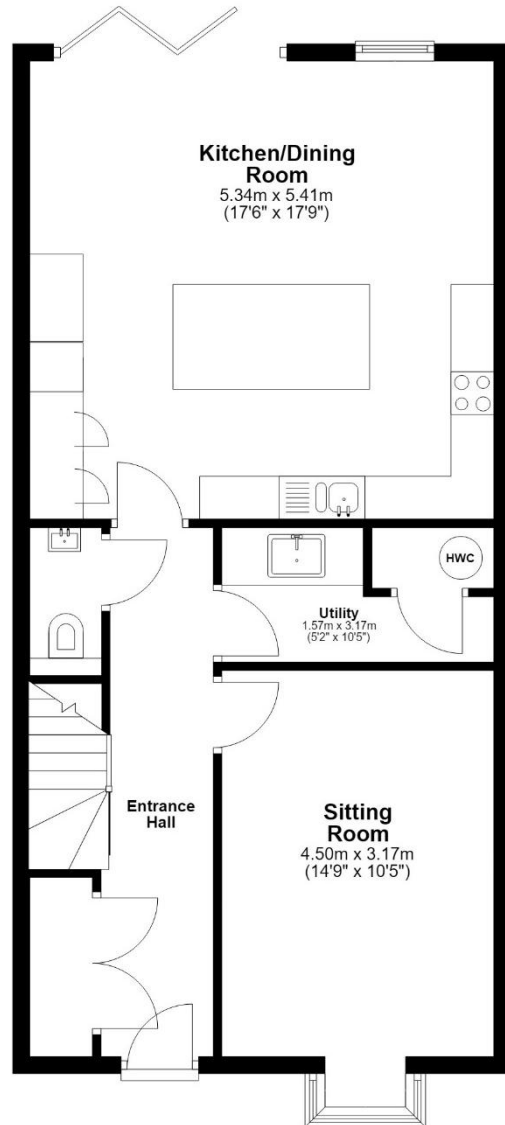
EPC – B(87).

## Guide Price £675,000



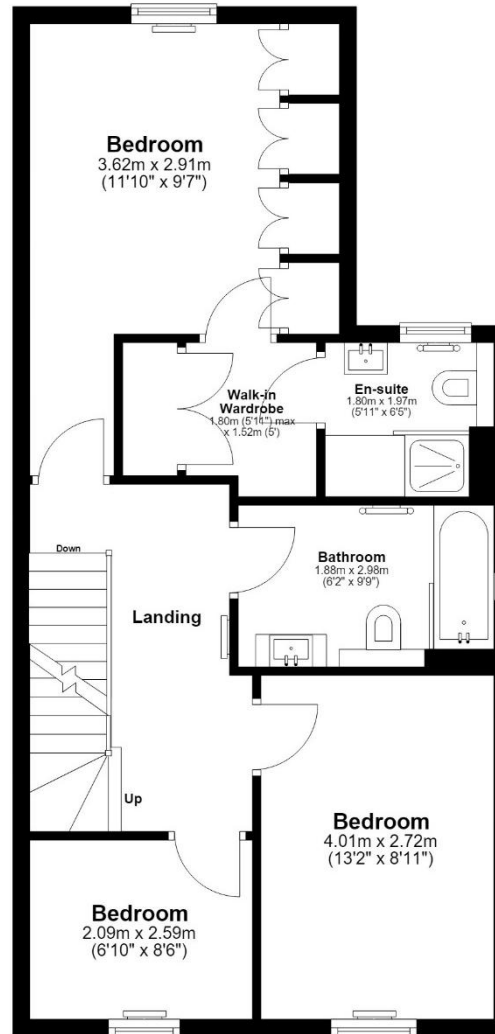
## Ground Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



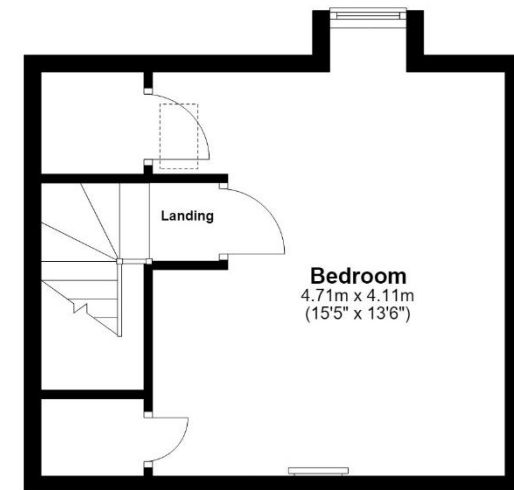
## First Floor

Approx. 56.1 sq. metres (603.5 sq. feet)



## Second Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 145.3 sq. metres (1564.2 sq. feet)

Tetbury itself is a historic wool town set within the Cotswolds Area of Outstanding Natural Beauty, renowned for its royal connections—most notably nearby Highgrove House, the country residence of King Charles III. The town offers a delightful mix of independent retailers, cafés, pubs, and restaurants, along with essential amenities including a supermarket and both primary and secondary schools.

For commuters, Kemble Station, approximately seven miles to the north, provides direct mainline services to London Paddington, while the M4 and M5 motorways are both easily accessible, offering excellent links to Bath, Bristol, and London.

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