



hunter
french

3 Cherry Orchard Road, Tetbury, Gloucestershire, GL8 8HX

This well-presented and substantially extended four-bedroom family home is situated on the highly sought-after Cherry Orchard Road, a quiet cul-de-sac of homes believed to have been built in the 1960s. Centrally located within the charming town of Tetbury, the property enjoys a peaceful setting while remaining conveniently close to local amenities.

The home has undergone significant expansion and now offers approximately 1714sq ft of versatile accommodation. The ground floor is entered via a welcoming entrance hallway with under floor heating, providing access to the spacious kitchen/dining room. This impressive space is laid with a tile flooring and fitted with a range of wall and base units with a granite effect worktop complemented by a central island. There is ample room for a large dining table and chairs, making it ideal for family living and entertaining.

Leading from the kitchen is a generous utility room with space for a washing machine and tumble dryer, extensive storage cupboards, and access to the garage. This area also incorporates a downstairs shower room and WC with underfloor heating, along with a door opening directly to the garden.

To the rear of the property is the sitting room, which benefits from a dual aspect and large glazed doors opening onto the garden. The room is finished with wood flooring, underfloor heating and features a modern log burner that creates a striking focal point. Double glazed doors lead through to the dining room, a fantastic additional reception space which also connects back to the entrance hall, allowing excellent flow throughout the ground floor.

Stairs rise to the first floor, where a spacious landing provides access to all rooms. All four bedrooms are generous doubles, with three benefiting from integrated storage. The modernised family bathroom is fitted with both a bath and a separate shower. To the rear of the property is the impressive principal bedroom, which enjoys a dual aspect, ample storage, and an ensuite bathroom with bath, separate shower and underfloor heating.

Externally, the property boasts a larger-than-average garden for a home of this size. The garden is predominantly laid to lawn with an additional patio area, ideal for summer use, and benefits from a westerly-facing aspect. Gated access is available from Priory Way.

To the front of the property is a block-paved driveway providing parking for multiple vehicles, along with access to a large garage, which features an electric roller door and benefits from further electric points.



Additional Information:

- EPC Rating: C – (74)
- Council Tax Band: D (Cotswold District Council)
- Tenure: Freehold
- Services: Mains gas, water, electricity, and drainage

Situation

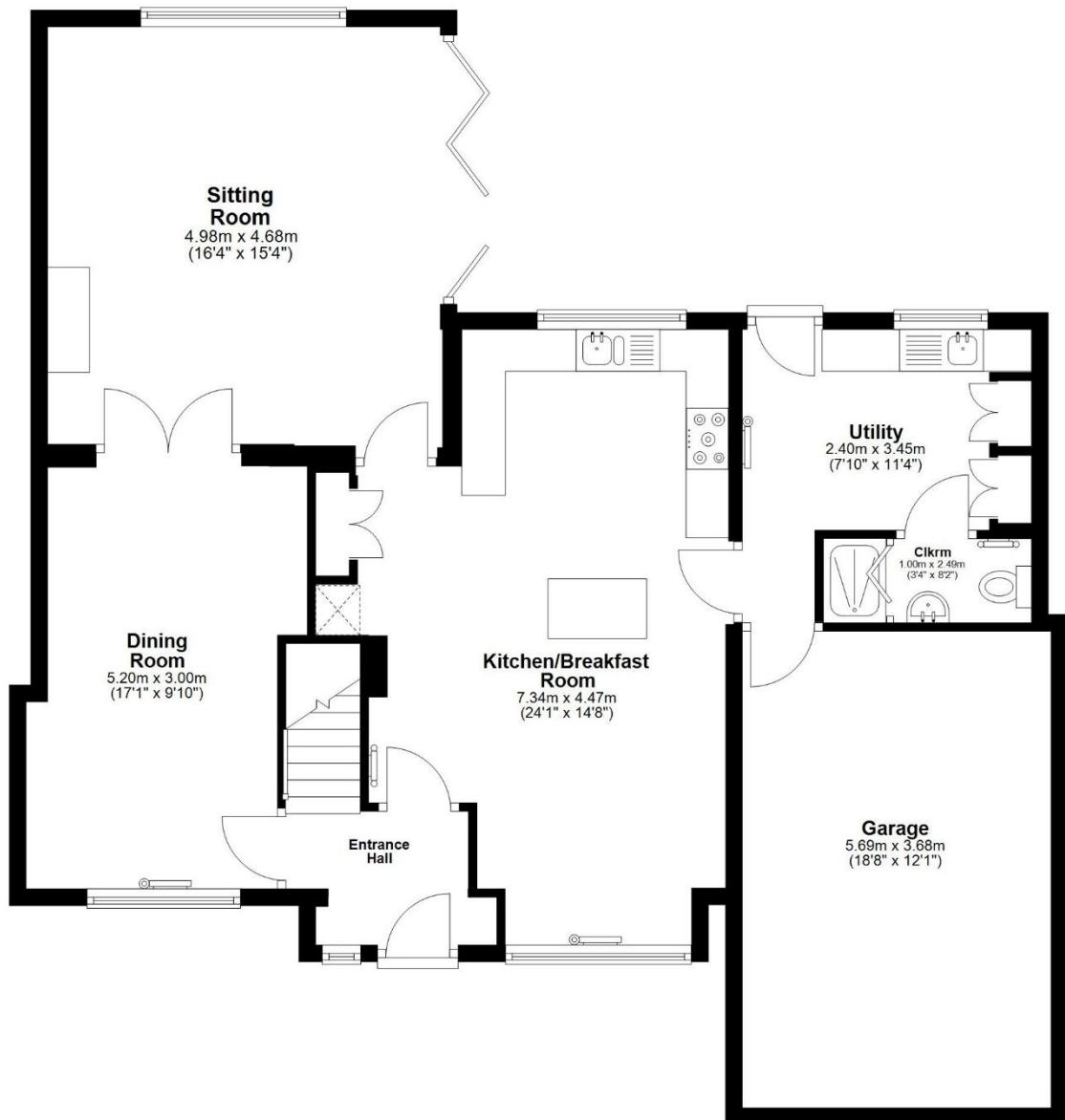
Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association with HM King Charles III, whose country home is nearby at Highgrove House. It also hosts the highly anticipated and well-attended annual Woolsack Race, held each May on Gumstool Hill. The charming and quintessential town centre offers a wide range of amenities, including cafés, boutiques, pubs, and restaurants. Essential services such as a supermarket and both primary and secondary schools are located within the town itself.

Guide Price £610,000



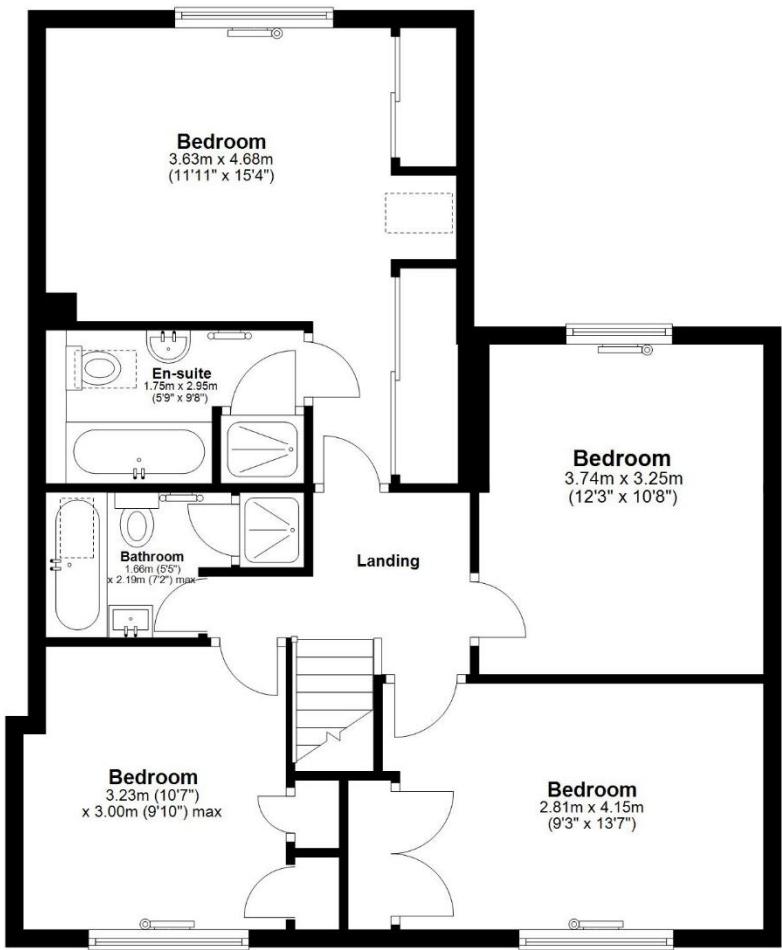
Ground Floor

Main area: approx. 86.1 sq. metres (926.8 sq. feet)
Plus garages, approx. 20.9 sq. metres (225.5 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.6 sq. feet)



Main area: Approx. 159.3 sq. metres (1714.4 sq. feet)

Plus garages, approx. 20.9 sq. metres (225.5 sq. feet)

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