

1 Roseblade Walk, Tetbury Gloucestershire, GL8 8TB

Occupying a unique position within the attractive Highfields development, this spacious three-bedroom home has been immaculately maintained and improved. It is accompanied by off-street parking and a garage.

Roseblade Walk is situated at the head of the Highfields development, which was built by Miller Homes from 2017 onwards. Its location on the northern side of the town provides a convenient setting within walking distance of local amenities, while walks into the Cotswold countryside are just a few steps away. The property has been under the same ownership since new and still benefits from the remaining NHBC warranty. The accommodation extends to approximately 1,151 sq. ft. and offers a layout well-suited to modern living.

The front door, sheltered by a storm porch, opens into a central hallway with a ceramic tiled floor. From here, doors lead to the sitting room, kitchen/dining room, and a handy cloakroom with W.C., located straight ahead. The kitchen/dining room is to the left and provides a wonderfully social space with a dual aspect—French doors open onto the decking, and a front window overlooks an open green space within the development. The contemporary kitchen features a range of base and wall units, with integrated appliances including a fridge/freezer, dishwasher, washing machine, electric oven, and electric hob. There is space for a dining table at the front of the room.

Opposite the kitchen, the spacious living room also enjoys a dual aspect, including a charming bay window that allows plenty of natural light into the room. It includes a range of bespoke fitted storage, and a door in one corner opens into an understairs store cupboard.

Stairs rise to the first-floor landing, which provides access to all three bedrooms, the family bathroom, and a double-width cupboard housing the gas central heating boiler. The main bedroom is generously sized, featuring fitted wardrobes and a stylish en-suite shower room. Bedroom two is another double, also with a dual aspect, while bedroom three is a single. The family bathroom completes the upstairs accommodation and includes a white suite with a bath and shower over, W.C., heated towel rail, and wash basin.

Externally, the current owners have created a fantastic covered space with an outdoor kitchen and decked dining area. This space includes a built-in gas hob and BBQ, a drinks fridge, and additional cupboards for storage. There's plenty of room for seating, and being under cover, it can be enjoyed year-round. The remainder of the garden is laid to lawn, with mature shrubs and trees, and is bordered by both an attractive stone wall and fencing. A gated rear access leads to the garage and parking.











We understand the property is connected to mains gas, water, and electricity. Council Tax Band: D (Cotswold District Council). The property is freehold.

EPC Rating: B (85).

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, and his association to 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 £475,000













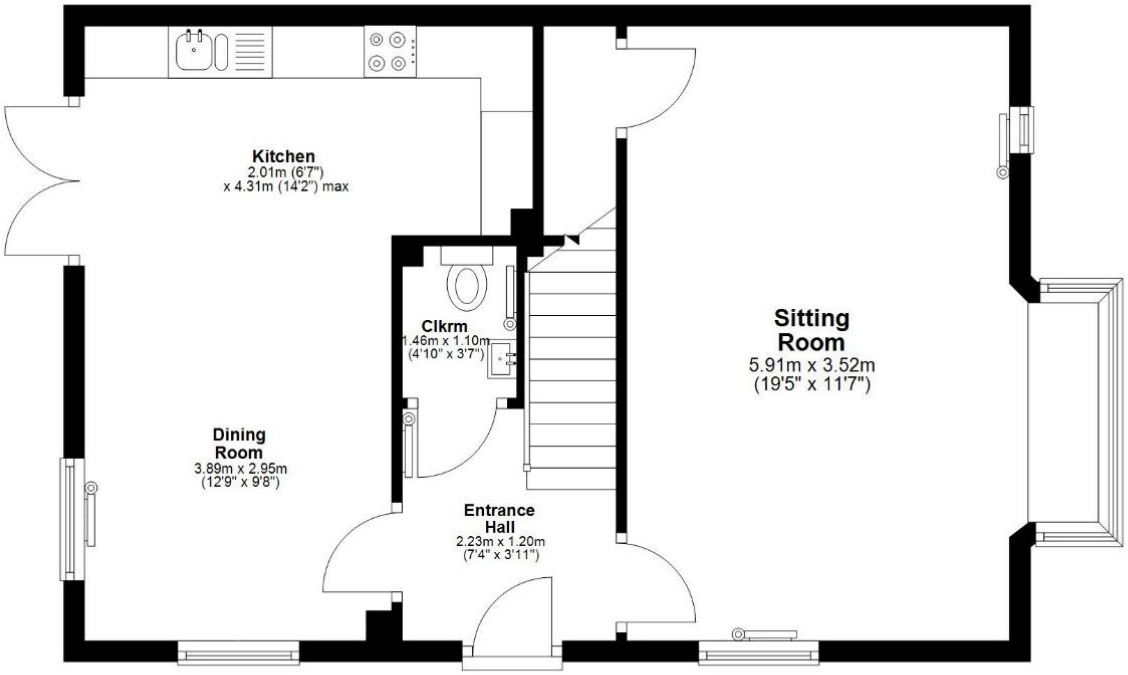






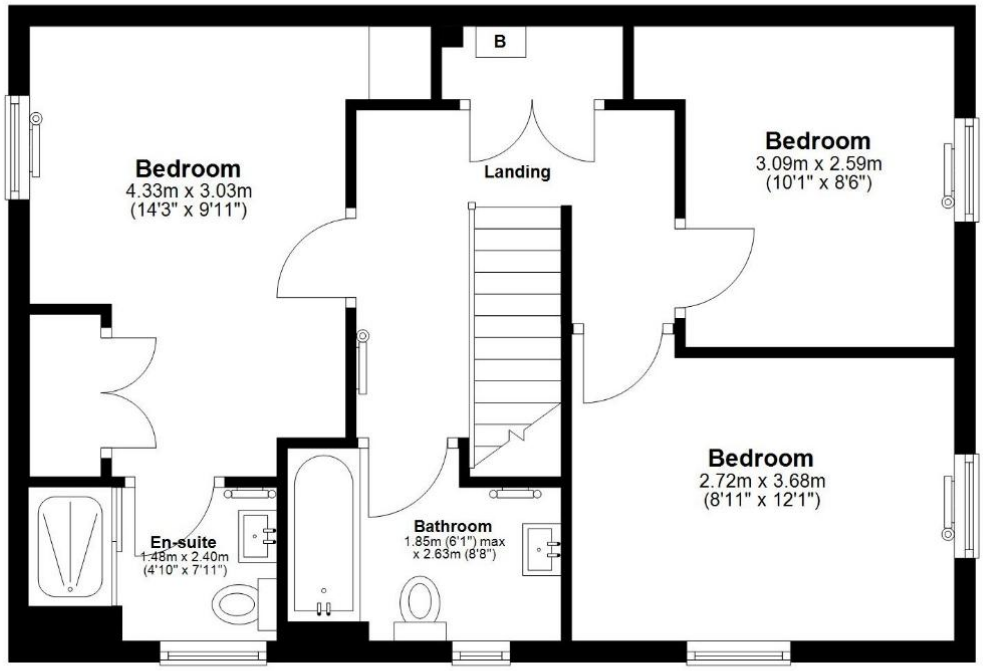
Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 107.0 sq. metres (1151.4 sq. feet)

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