



JAMES PYLE & CO.



Park View, 4a Chavenage Lane, Tetbury, Gloucestershire, GL8 8JW

Detached Cotswold stone house
Individually designed and built
Immaculately presented
2 double bedrooms
Kitchen/dining room

Living room with wood-burning stove
Low maintenance south-east garden

Private parking

Within easy walking distance of the town centre
No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £465,000

Approximately 978 sq.ft



‘Set within a desirable location with easy access to the town centre, an individually built detached Cotswold stone house with immaculate accommodation ready to move into’

The Property

Park View is a detached individual Cotswold stone house constructed in 2020 as a one-off by a local developer. Backing onto the recreational grounds, the property occupies a fantastic position within the town set down the desirable peaceful location of Chavenage Lane which is only a short walk from the town centre. The property is immaculately presented throughout and ready to move straight into.

The impressive accommodation is well-proportioned extending to around 978 sq.ft. across two floors. The ground floor has a central entrance hall with a convenient WC. To the side, the living room is dual-aspect and enjoys a cosy wood-burning stove. Across the hall and adjoining the garden through patio doors, the kitchen/dining room is an excellent feature filled with natural light from a triple aspect and finished with contemporary units. On the first floor, there are two double

bedrooms both with fitted wardrobes. The spacious bathroom is equipped with both a walk-in shower and bath.

The sunny garden lies to the south-east aspect and enjoys a good degree of privacy enclosed by timber fencing. The garden has been laid for easy maintenance with a patio terrace and lawn. Beyond the garden is a private driveway providing off-street parking for two cars.

This lovely turnkey home is finished with oak doors and benefits from the remainder of a 10-year build warranty.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday

needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold

Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band D.

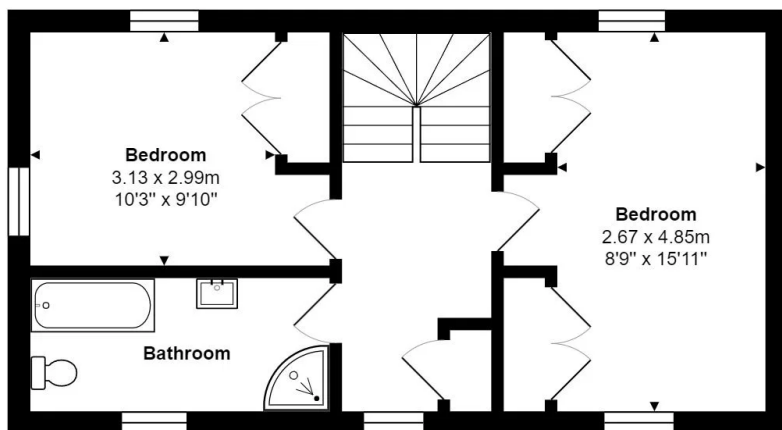
Directions

Follow Long Street north and take the left hand turn on the bend onto Hampton Street towards Avening. Then turn left onto Chavenage Lane and locate the property on the left.

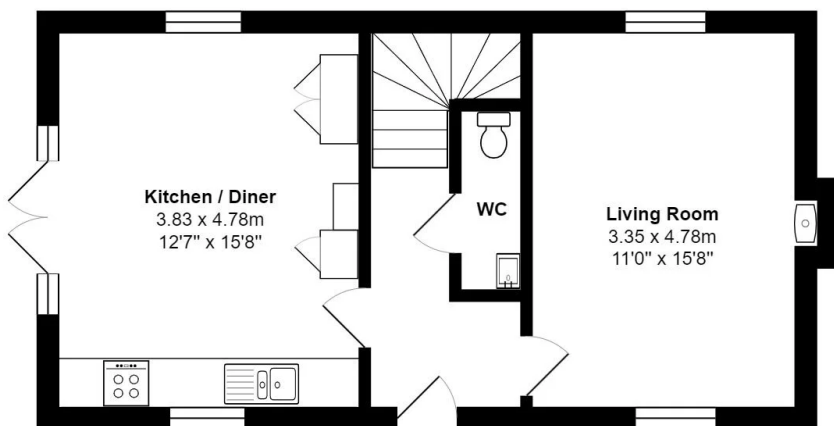
Postcode GL8 8JW

What3words: ///bullion.collusion.tacky





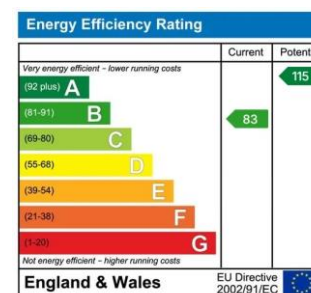
First Floor



Ground Floor

Total Area: 90.9 m² ... 978 ft²

All measurements are approximate and for display purposes only



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