

hunter
french



46 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL

An immaculate, detached coach house quietly positioned with the attractive Highfields development and tucked away behind its own private courtyard with no onward chain and off-street parking.

This contemporary one-bedroom home is nestled into a private position within the development and offers the convenience of being within walking distance of the desirable market town centre of Tetbury, offering independent restaurants, cafés, and local amenities as well as a wide range of countryside walks. Built in 2019, the property has been immaculately maintained during these years and now offers a fantastic opportunity as a first time purchase, or an ideal lock-up-and-leave living option. The gated, south-facing courtyard garden is a great addition, currently laid to shingle for low-maintenance, but could be further enhanced as an outdoor relaxing space.

Inside, the entrance hall impresses with its double-height ceiling and Velux window filling the space with natural light. Stairs rise to the first floor living accommodation, while the hallway also benefits from useful under-stair space with potential for a cloakroom or shoe storage. Wood-effect flooring flows through the hallway, complemented by immaculate carpet to the stairs, landing and bedroom, reinforcing the turnkey nature of the home.

The main living area is a spacious open-plan space incorporating areas for seating, dining and the kitchen. There is a Juliet balcony complete with French doors that makes a pleasant focal point of the space. The kitchen is fitted with a modern and contemporary range of units and includes an integrated oven, four-ring gas hob, and space for a washing machine, dishwasher, and freestanding fridge/freezer. A useful storage cupboard is also located to one corner of the room as well as another at the end of the first floor hallway.

A very generous double bedroom, with ample space for wardrobes, sits beside the living area, along with an adjacent bathroom that is fitted with a white suite comprising a bath with shower over, separate WC and wash basin, finished with attractive grey wall tiling.

Externally, the property further benefits from an off-street parking for two vehicles.



The property is connected to mains services of gas, electricity, water and drainage. Council tax band A (Cotswold District Council). The property is freehold.

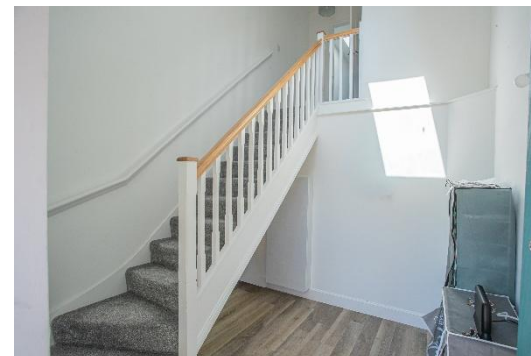
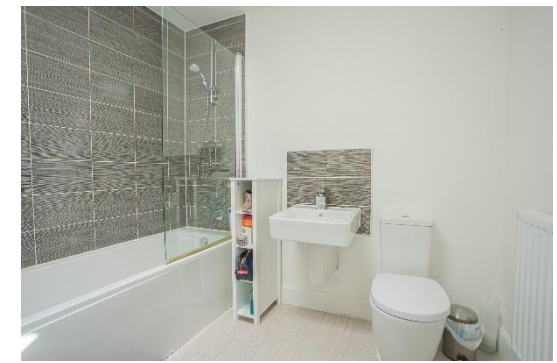
There is an annual maintenance fee payable for the Highfields development, that contributes toward the upkeep of the communal areas.

EPC: B (82).

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at 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 £250,000





First Floor

Approx. 54.6 sq. metres (587.6 sq. feet)
(excluding Void, Balcony)



Ground Floor

Approx. 8.3 sq. metres (89.2 sq. feet)



Total area: approx. 62.9 sq. metres (676.8 sq. feet)