



41 Lowfield Road, Tetbury, Gloucestershire, GL8 8BB

This fantastic three-bedroom semi-detached home has undergone a complete renovation throughout and sits within a generous plot. The property benefits from a secure driveway and a detached garage.

Lowfield Road is a peaceful residential address positioned towards the north-western side of Tetbury. The property offers excellent convenience, being within walking distance of both the town's school and town centre, while also providing access to a range of wonderful rural walks directly from the front door. The impressively presented accommodation is arranged over two floors and extends to approximately 1,037 sq. ft.

The front door opens into an entrance hallway, with stairs directly ahead rising to the first floor and doors to either side leading to the principal living areas. To the left is the spacious kitchen/dining room, with ample space for a dining table and chairs to the front, and a contemporary modern kitchen to the rear. This room also features a central fireplace with a working wood burner. The kitchen is fitted with a range of units, an integrated dishwasher, gas hob, electric oven, and a pantry cupboard providing additional storage.

Adjacent to the kitchen is a generously sized utility room with further fitted units, plumbing and space for a washing machine, and space for both a tumble dryer and a fridge freezer. Beyond this lies a stylish ground-floor shower room, comprising a W.C., wash basin, and double-width shower cubicle.

To the opposite side of the hallway—also accessible via a connecting door from the kitchen—is a well-proportioned, dual-aspect sitting room with windows overlooking both the front and rear gardens. This room features a second focal fireplace with a log burner, creating a cosy and inviting space during the winter months.

Stairs rise to the first-floor landing, which provides access to all rooms. There are two double bedrooms, both with integrated storage, and a third room currently utilised as a study. The main bathroom completes the first floor and features a white suite with neutral tiling, including a bath with shower over, W.C., and wash basin. The landing also benefits from a useful storage cupboard.

Externally, the property enjoys a superb wraparound garden, mainly laid to lawn and bordered by mature hedging. A patio area offers a pleasant, south-facing space for al fresco dining during the summer months. Beside the house is a recently built detached larger than normal single garage, benefitting from power and an electric up-and-over door. A paved driveway to the front provides off-street parking for at least two vehicles.

The property is connected to mains water, gas, electricity, and drainage. It is freehold and falls within Council Tax Band B (Cotswold District Council).

EPC - D(61).



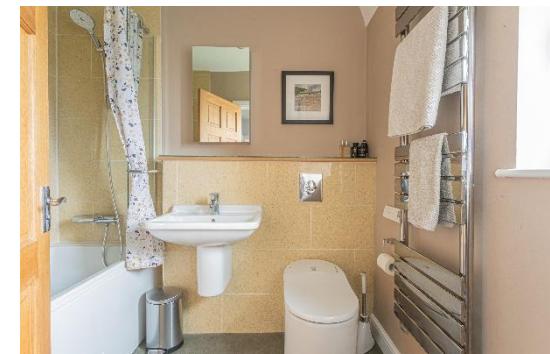
## S.157 Housing Act 1985

41 Lowfield Road was formerly part of the local authority housing stock and, as such, is subject to a restrictive covenant requiring consent from the local authority for purchase. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to purchase or rental would qualify for automatic consent. Other applications may be considered on merit following a minimum of eight weeks' marketing on the Council's website.

Tetbury is an 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, who resides at nearby Highgrove House. Tetbury also hosts the highly anticipated and well-attended annual Woolsack Race each May on Gumstool Hill. The charming and quintessential town centre offers a wide range of amenities, including cafés, boutiques, pubs, and restaurants. Essential facilities such as a supermarket, along with primary and secondary schools, are located within the town.

Kemble Station, providing a mainline service to London Paddington, is approximately seven miles to the north. Both the M4 and M5 motorways are easily accessible to the south and west respectively, offering convenient transport links to Bath, Bristol, and London.

# Guide Price £400,000



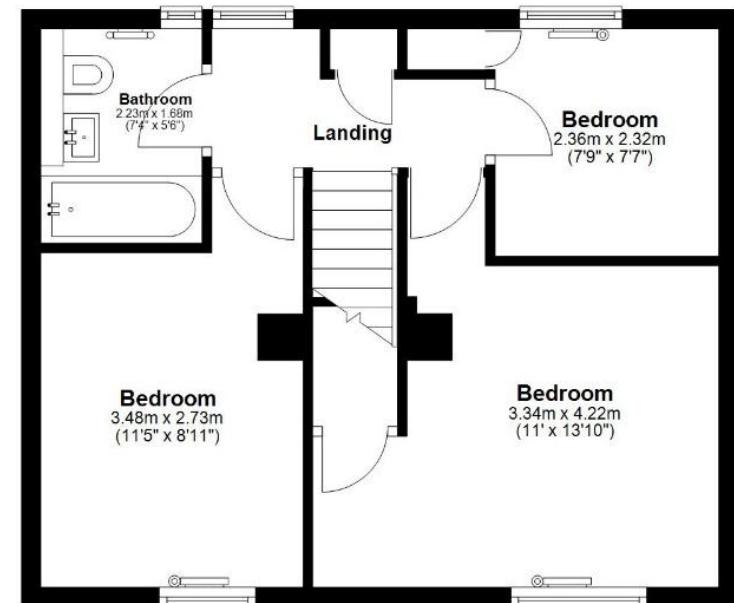
## Ground Floor

Main area: approx. 55.5 sq. metres (597.2 sq. feet)  
Plus garages, approx. 17.0 sq. metres (182.7 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Main area: Approx. 96.4 sq. metres (1037.3 sq. feet)

Plus garages, approx. 17.0 sq. metres (182.7 sq. feet)