

hunter
french



Mullion, Oxleaze Road, Tetbury, Gloucestershire GL8 8JR

A beautifully appointed, versatile and characterful home situated in a highly sought-after residential location in Tetbury, complemented by exceptional landscaped gardens, an integral garage and driveway parking.

Originally built in the 1930s, Mullion has been lovingly owned by the current vendors for the past 28 years. During this time, they have substantially enhanced both the house and the extensive gardens, creating a warm, welcoming and exceptionally well-maintained home finished to a notably high standard throughout. The care and attention invested in the property over the years is immediately apparent, and internal viewing is highly recommended to fully appreciate the quality, character and lifestyle this wonderful home offers. Combining charm and character with practical modern living, the property benefits from double glazing throughout, picture rails, and a wealth of original features, including exposed structural beams that create a warm and inviting atmosphere.

The accommodation is entered via an attractive storm porch, leading into an impressive entrance hallway with doors to all principal ground floor rooms and stairs rising to the first floor. To the right is a dual-aspect sitting room featuring an impressive 'Jetmaster' fireplace with a stone hearth and surround, providing a superb focal point. A charming bay window overlooks the front garden, while a further window enjoys views across the rear garden. Glazed double doors connect the sitting room to the adjacent dining room, which features a second stone fireplace with an open fire. French doors, set within a further bay window, open onto the rear decking area. The dining room flows into the kitchen/breakfast room, which is thoughtfully designed and well equipped with quartz worktops, a central island unit, electric hob with extractor over, built-in oven and microwave, and integrated fridge/freezer and dishwasher. A conservatory extends from the rear of the kitchen, providing an additional seating area with lovely views over the beautifully landscaped gardens. Completing the ground floor accommodation is a separate utility room offering excellent additional storage and practicality for day-to-day family living, with space and plumbing for a washing machine and tumble dryer. A useful cloakroom is accessed from the utility room, along with a door leading into the integral garage.

Upstairs, the property offers three well-proportioned bedrooms accessed from a central landing, which also benefits from a drop-down ladder to the attic. Two of the bedrooms are comfortable double rooms enjoying a dual aspect with windows to both the front and rear elevations. One of these bedrooms is accompanied by a particularly spacious en-suite shower room with two storage cupboards. All three bedrooms benefit from built-in storage. The well-appointed family bathroom completes the accommodation and features a white suite including both a bath and separate shower. The room is finished with light grey wall tiling and whitewashed wood-effect flooring.



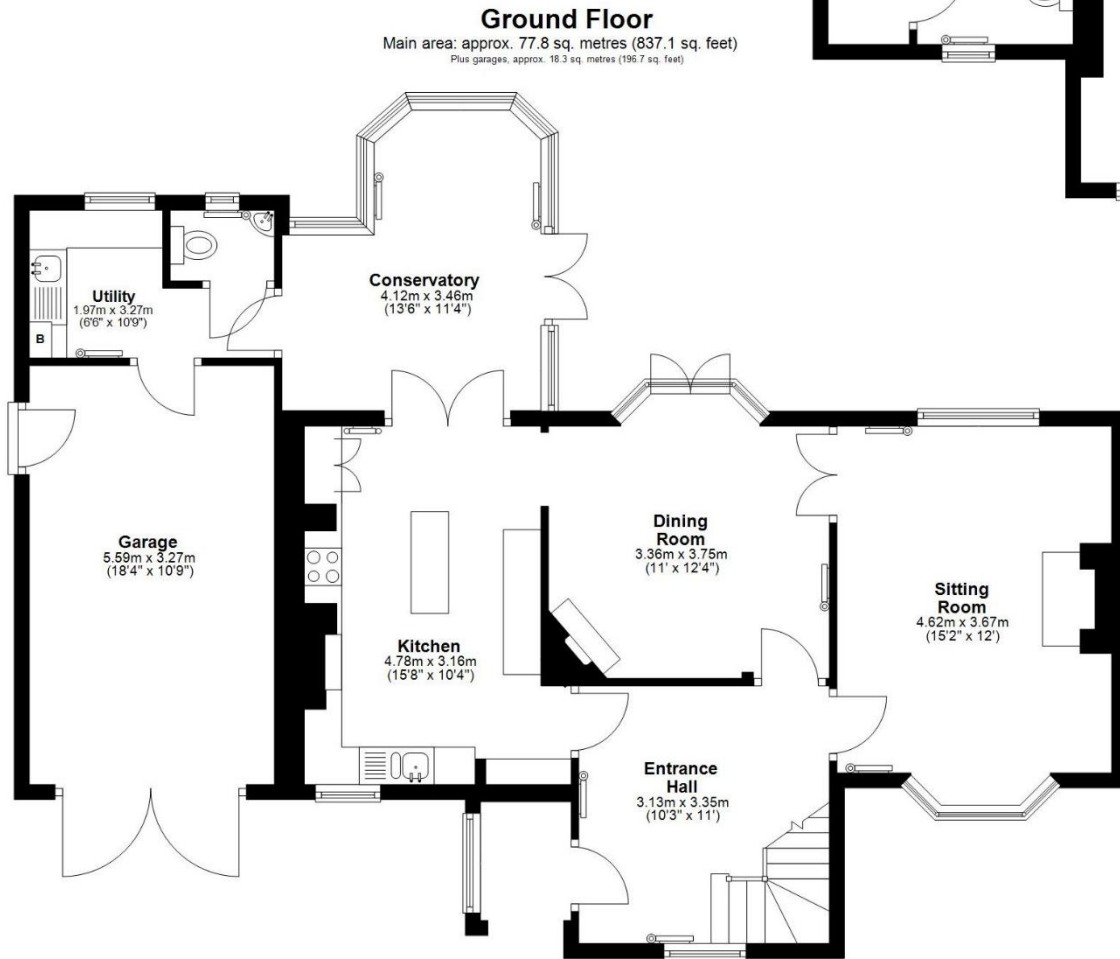
Externally, the property continues to impress. The integral single garage benefits from power, lighting and a butler sink, while the rear gardens are a particular feature of the property, having been beautifully landscaped to create a tranquil and highly usable outdoor space. Features include a large decking area ideal for entertaining, a summer house, ornamental pond with adjoining lily pond, greenhouse with power, shed, woodstore, composting area and four water butts for rainwater collection.

To the front is a gated, paved driveway providing parking for multiple vehicles, bordered by mature planting and a hedge that offers an excellent degree of privacy.

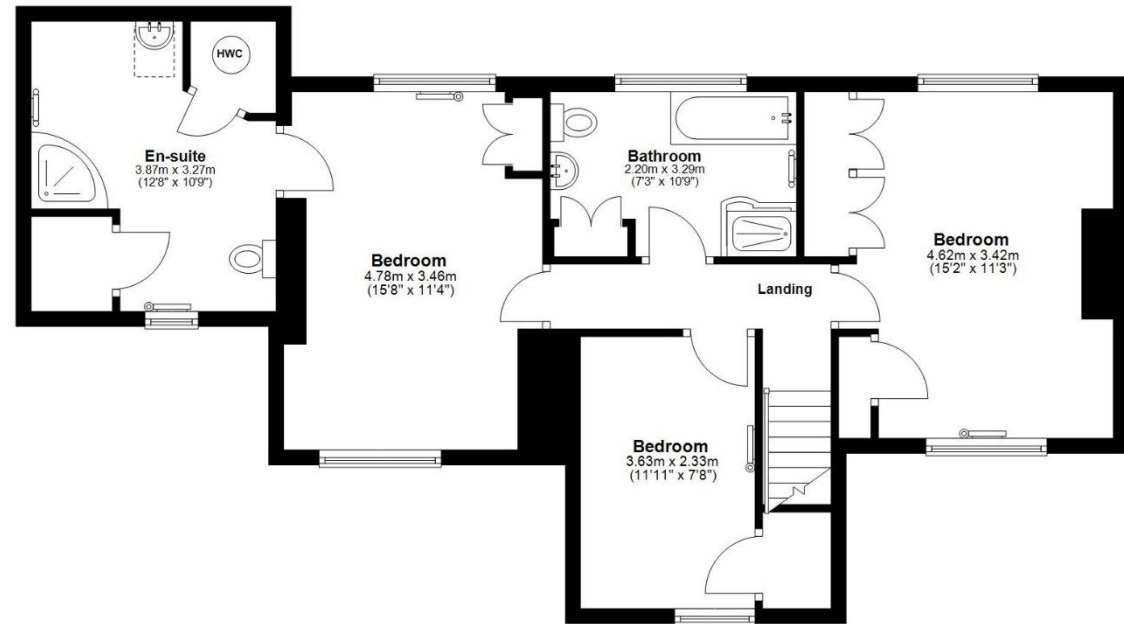
Guide Price £850,000



Main area: Approx. 150.1 sq. metres (1615.8 sq. feet)
Plus garages, approx. 18.3 sq. metres (196.7 sq. feet)



First Floor
Approx. 72.3 sq. metres (778.8 sq. feet)



Services

The property is connected to mains gas, electricity, water and drainage.
Council Tax Band E (Cotswold District Council). Freehold.

EPC – D (56).