

hunter  
french



50 Northfield Road, Tetbury, Gloucestershire, GL8 8HQ

This fantastic three-bedroom detached family home is situated on the popular Northfield Road in Tetbury, within easy reach of local shops and the town centre.

The property has been thoughtfully extended during the current vendors' ownership since 2006, creating a well-balanced family home with approximately 1,267 sq ft of living space.

The entrance hallway provides a welcoming introduction, featuring engineered wood flooring and ample space for coats and shoes. To the left is a cosy snug, centred around a log burner that creates an attractive focal point, complemented by a large window allowing plenty of natural light. To the right, the former garage has been newly built in 2011 into a highly practical home office, complete with French doors opening onto the garden and a downstairs cloakroom with WC and a wash basin. The main sitting room is a sociable and inviting space, laid to wood-effect flooring, with a large side window and an open flow into the dining area and adjacent kitchen. Stairs rise to the first floor from this room.

To the rear, the dining area and kitchen benefit from a desirable south-facing aspect. The dining space comfortably accommodates a table and chairs and features French doors opening out to the garden. The kitchen is well designed, offering a range of wall and base units with wooden worktops, along with an integrated electric oven, gas hob, and extractor hood. A separate utility room provides excellent additional storage and space for a washing machine, dishwasher, and freestanding fridge freezer, along with a door giving side access.

Upstairs, a half-landing leads to the family bathroom, fitted with a white suite comprising a bath, separate shower, WC, and basin. The main landing offers further storage cupboards and access to three bedrooms: two light-filled double rooms and a third single bedroom, currently used as a study.

Externally, the property enjoys a fantastic south-facing rear garden. There is an initial patio area ideal for outdoor seating and entertaining, with the remainder laid to lawn and bordered by mature shrubs and trees. To the far end are two timber-framed sheds providing useful storage, along with an additional shed and a timber decking area to the side. A gate provides access to the front, where the driveway offers off-road parking for at least two vehicles.



We are told the property is connected to mains services; gas, water, electric and drainage. Council tax band E (Cotswold District Council). The property is freehold.

EPC – D (59).

Tetbury is a historic wool town set within the Cotswold Area of Outstanding Natural Beauty. The town is renowned for its royal association with HM King Charles III, who resides at nearby Highgrove House, and for hosting the popular annual Woolsack Race each May. The town centre offers a variety of amenities, including cafés, boutiques, pubs, and restaurants, along with a supermarket and both primary and secondary schools.

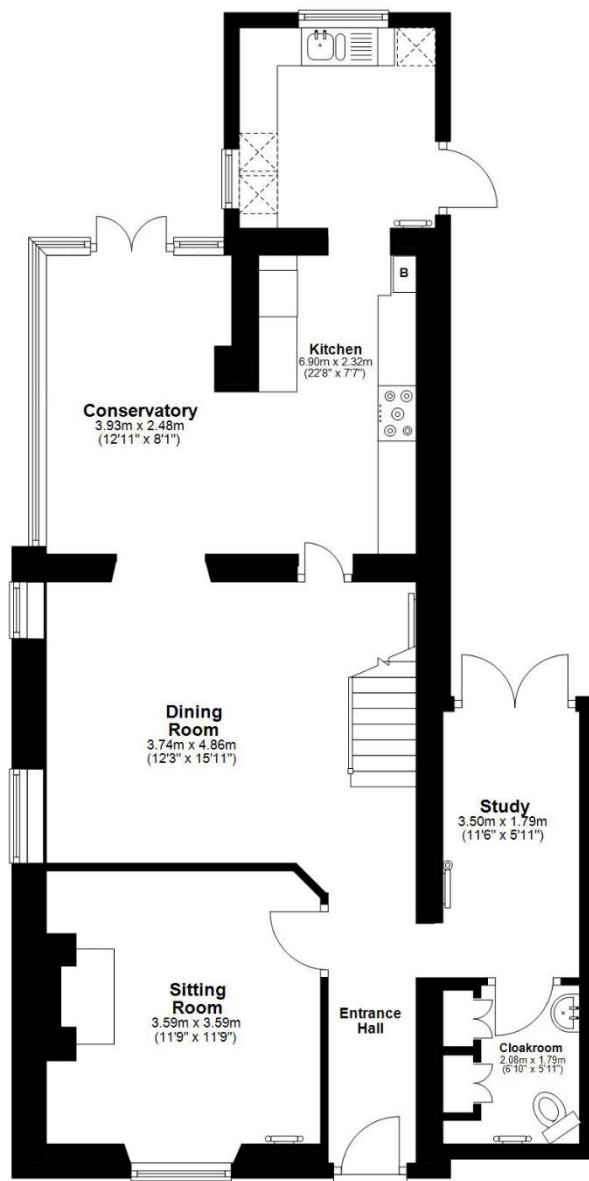
Kemble railway station, approximately 7 miles to the north, provides a mainline service to London Paddington. The M4 and M5 motorways are both easily accessible, offering convenient routes to Bath, Bristol, and London.

# Guide Price £625,000



### Ground Floor

Approx. 72.6 sq. metres (781.1 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 117.7 sq. metres (1267.0 sq. feet)