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24 De Borg Close, Tetbury, Gloucestershire, GL8 8TW

Nestled into the head of a cul-de-sac, a modern, detached home forming part of the popular Highfields development. Uniquely offering a double driveway, and a partially converted garage into a home office.

De Borg Close is a cul-de-sac that forms part of the eye-catching Highfields development, which was built by Miller Homes comprising a collection of modern Cotswold homes on the outskirts of Tetbury. Its position is steps away from the Cotswold countryside yet is within level walking distance of the town centre, both schools and several other amenities that Tetbury has to offer. This particular home was built to the Abbeydale specification, which is a handsome, double fronted property with accommodation reaching approximately 1100sq.ft. (including office and garage). Since new in 2018, the current owners have decorated, presented and maintained the property beautifully, and made further improvements such as converting half of the garage into a home office – perfect for anyone wishing to work from home.

Entering via the central front door leads into a very welcoming hallway, with an attractive staircase rising to the first floor with a handy storage cupboard underneath, doors to both the sitting room and kitchen/dining room and a cloakroom to the far end. The ground floor is finished throughout with a wooden effect solid flooring, allowing a seamless flow throughout the rooms. The door to the left-hand side of the hall leads into the pleasant sitting room, which is a light filled space owing to its dual aspect that combines a charming bay window. The kitchen runs parallel across the opposite side of the hall and combines a dining space to one end with French doors opening onto the garden. The kitchen itself is fitted with a contemporary range of wall and base units and is fully fitted with integrated appliances including a gas hob, electric double oven, fridge freezer, dishwasher and washer machine. The room also enjoys a dual aspect, again making it a friendly space filled with natural light.

On the first floor there is a galleried landing which provides access to the three bedrooms plus the family bathroom and a store cupboard that houses the gas central heating boiler. The master bedroom benefits from a fitted double wardrobe and is accompanied by a stylish en-suite shower room with a spacious shower cubicle, W.C and wash basin. Bedroom two is another double property room and enjoys a dual aspect partly overlooking the garden. Bedroom three is a single room but could be a lovely nursery or further study if required. The family bathroom is another stylishly finished room comprising a white suite with attractive tiling, an electric shower over the bath, W.C, wash basin.



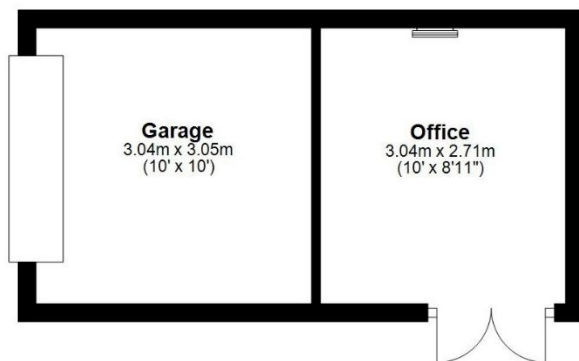
Externally, there are planted beds running along the front and side of the house, partly bordered by estate fencing. The garden sits to the side of the property, accessed from the kitchen, and is walled to all three sides. There is a patio terrace running directly along the property and the remainder is laid to artificial lawn creating a very low-maintenance area, plus two raised flower beds. Behind the property is a driveway that will comfortably park two vehicles, with an EV charger installed, and the current vendors have retained half the garage during its conversion which is great for storage.

There is an annual maintenance fee payable on the Highfields development, this contributes toward the upkeep of the communal areas. We are advised the property is connected to all mains services; gas, electricity, water and drainage. Council tax band D (Cotswold District Council). The property is freehold.

EPC – B(83).

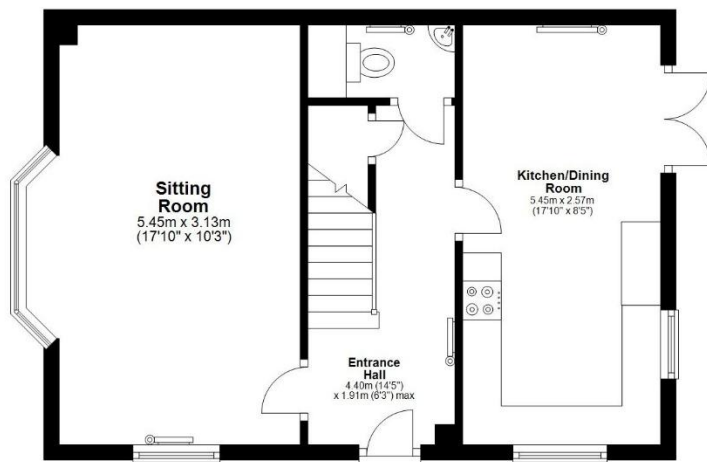
Guide Price £450,000





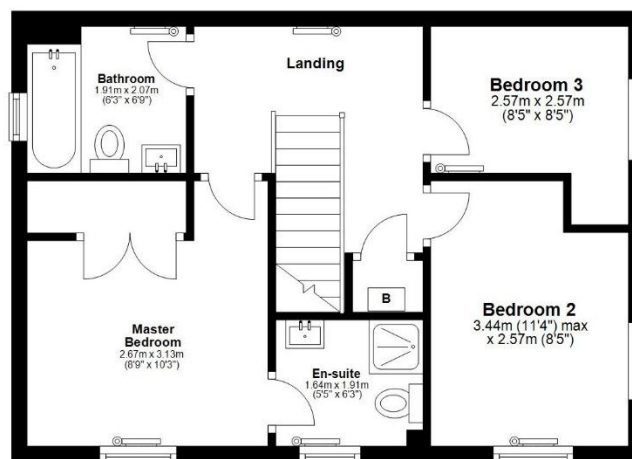
Ground Floor

Main area: approx. 42.9 sq. metres (461.8 sq. feet)
 Plus garages, approx. 9.3 sq. metres (99.9 sq. feet)
 Plus outbuildings, approx. 8.2 sq. metres (88.8 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Main area: Approx. 85.5 sq. metres (920.0 sq. feet)

Plus garages, approx. 9.3 sq. metres (99.9 sq. feet)
 Plus outbuildings, approx. 8.2 sq. metres (88.8 sq. feet)

Situation

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. Tetbury 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.



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