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5 Woodward Close, Tetbury, Gloucestershire, GL8 8LJ

Situated in a quiet, private cul-de-sac in Tetbury, just a short level walk from the town centre, this well-maintained 1980-built home offers both convenience and tranquillity.

Extending to approximately 982 sq. ft, the property has been thoughtfully improved, including an open-plan kitchen/dining space and an attractive south-facing garden with multiple seating areas to enjoy the sun throughout the day.

A charming timber porch provides a welcoming entrance into the hallway, featuring engineered wood-effect flooring and an attractive radiator cover. The stylish Shaker-Style kitchen, installed two years ago, offers ample preparation space, timber-effect worktops, tiled splashbacks, ceramic hob, double oven, extractor fan, and space for a freestanding fridge freezer, dishwasher, washing machine, and concealed microwave storage. The dining area is cleverly defined with classic octagon mosaic flooring transitioning into wood-effect flooring, providing an ideal space for entertaining friends and family.

From the dining area, doors lead to both the garden and the bright conservatory, complete with vaulted glazed roof, wraparound windows, tongue-and-groove panelling, wood-effect flooring, and glazed patio doors opening onto the decking, a versatile and light-filled space perfect for relaxing or entertaining.

Also on the ground floor is a useful guest cloakroom with WC and wash basin. The generous sitting room measures 15'8" x 15'2" and enjoys French doors opening onto the decking with lovely garden views. A further side window fills the room with natural light, while a central wood-burning fireplace with timber beam and slate surround creates an attractive focal point. Stairs rise from the sitting room with useful understairs storage beneath.

Upstairs, the landing window provides additional natural light and access to three bedrooms and the family bathroom. The principal bedroom is a spacious double overlooking the rear garden with built-in wardrobe storage. Bedroom two is a further double with airing cupboard opposite, while bedroom three is a good-sized single with garden views and wood-effect flooring. The family bathroom comprises a shower over bath, wash basin, and WC, complemented by attractive grey panelling, tiled finishes, and a large window.

The enchanting south-facing garden has been thoughtfully landscaped with gravelled seating areas, lawn, patio spaces, timber pergolas, and mature plants, shrubs, and trees. A standout feature is the covered decking seating area with timber frame and wood-burning chiminea, creating a cosy and sheltered entertaining space with elevated garden views.



To the front of the property is a single garage with power and sockets, private parking for two vehicles, and additional shared parking available within the cul-de-sac.

We understand the property is connected to mains services of gas, electric, water and drainage. Council tax band D (Cotswold District Council).

EPC – TBC

Tetbury is a historical 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.

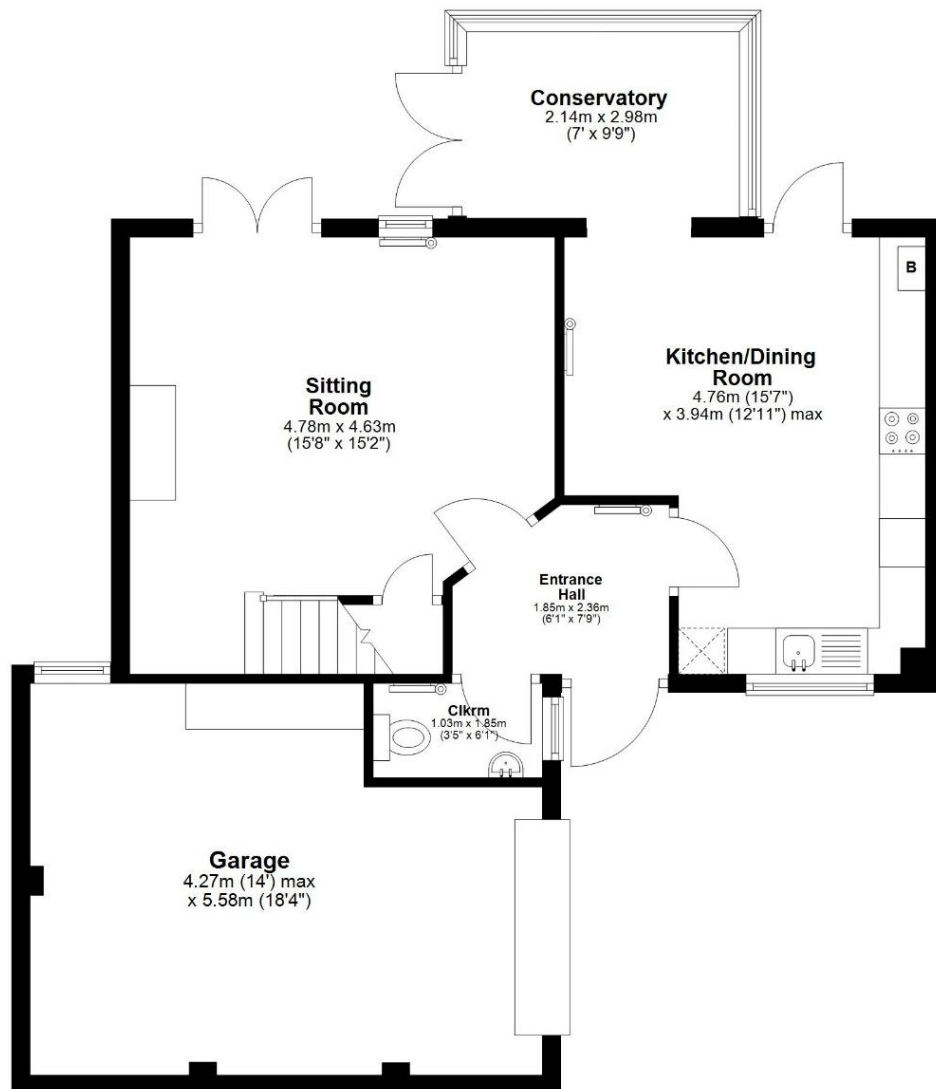


Guide Price £425,000



## Ground Floor

Main area: approx. 50.0 sq. metres (538.2 sq. feet)  
Plus garages, approx. 21.6 sq. metres (232.8 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Main area: Approx. 91.3 sq. metres (982.3 sq. feet)  
Plus garages, approx. 21.6 sq. metres (232.8 sq. feet)