

hunter
french



7 Prince Court, Hampton Street, Tetbury, GL8 8TP

Situated within the highly regarded Prince Court, this exceptionally spacious and beautifully presented ground-floor apartment enjoys a prime position just a short stroll from the heart of Tetbury.

Extending to approximately 1,427sq.ft. of well-planned accommodation, the apartment enjoys the rare benefit of direct access to the beautifully maintained communal gardens, together with three bedrooms, two bathrooms, designated parking, and is offered to the market with no onward chain. Built between 2002 and 2003, Prince Court comprises just 20 purpose-built apartments set within a secure gated community, creating an attractive and peaceful environment.

The apartment is approached via a welcoming entrance lobby, which opens into an impressive central dining hall—a versatile space with ample room for a large dining table and chairs. French doors lead directly onto a private patio area and the landscaped communal gardens beyond, creating an excellent connection between the indoor and outdoor spaces. Attractive wood-effect ceramic parquet flooring runs throughout this room, as well as much of the apartment, enhancing its contemporary yet timeless appeal.

The generously proportioned kitchen/breakfast room is fitted with a comprehensive range of contrasting wall and base units, finished with quartz worktops. An angled corner gas hob with a stainless-steel extractor hood forms an attractive focal point, while integrated appliances include an oven with microwave above, dishwasher, washer-dryer, and Franke sink. There is also a tall freestanding fridge freezer that will be included in the sale, and the room comfortably accommodates a dining table and chairs. Across the hall, the spacious sitting room provides an excellent entertaining space and features bespoke fitted cabinetry spanning one wall, incorporating glazed display cabinets, enclosed storage cupboards, and low-level units. The room enjoys a dual aspect with three sash-style windows overlooking the gardens.

The bedroom accommodation is equally impressive. The principal bedroom is a particularly generous double and is accompanied by an extensive dressing room fitted with hanging rails and shelving, together with a well-appointed en-suite bathroom. The bathroom features both a bath and separate double shower, vanity wash basin, WC, heated towel rail, and contemporary marble-effect wall tiling.

A second double bedroom includes fitted wardrobes, while the third bedroom offers flexibility as a guest bedroom, study, or hobby room. These two rooms are served by a modern shower room comprising a shower enclosure, wash basin, WC, and heated towel rail. Further practical features include an airing cupboard housing the hot water cylinder and slatted shelving, together with an adjacent storage cupboard, ideal for coats and shoes.



The apartment is leasehold, held on a 999-year lease, with each apartment owner owning a share of the freehold. Prince Court is subject to a service charge of £295pcm (2026/27).

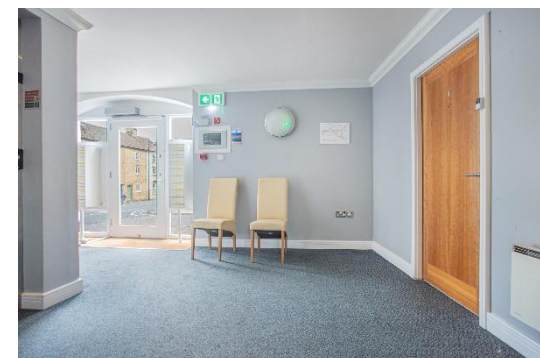
We understand the apartment is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band E (Cotswold District Council).

EPC – B (82).

Tetbury itself is a historic wool town set within the Cotswolds Area of Outstanding Natural Beauty, renowned for its royal connections—most notably nearby Highgrove House, the country residence of King Charles III. The town offers a delightful mix of independent retailers, cafés, pubs, and restaurants, along with essential amenities including a supermarket and both primary and secondary schools.

For commuters, Kemble Station, approximately seven miles to the north, provides direct mainline services to London Paddington, while the M4 and M5 motorways are both easily accessible, offering excellent links to Bath, Bristol, and London.

Guide Price £425,000



Ground Floor

Approx. 132.5 sq. metres (1426.7 sq. feet)

