

hunter
french



4 Dearnley Close, Tetbury, Gloucestershire, GL8 8WE

This beautifully presented three-bedroom mid-terrace home offers stylish, contemporary living in a peaceful cul-de-sac on the sought-after Highfields development. Accompanied by a single garage, off-street parking and a fully enclosed rear garden.

Built by Miller Homes in 2021 and extending to 957sq ft, the house is ideally positioned on the north-western edge of Tetbury, the property enjoys immediate access to countryside walks while remaining just a 10–15 minute walk from the town centre and its excellent range of independent shops, cafés and amenities. Built in reconstructed Cotswold stone, the property forms part of an attractive development designed to back onto open countryside, creating a peaceful setting with a strong sense of community.

A landscaped front garden and pathway lead to the front door, which opens into a bright and welcoming entrance hall. Modern wood-effect flooring flows seamlessly throughout the ground floor, creating a light and spacious feel, while a grey-carpeted staircase rises to the first floor.

To the front of the property, the contemporary kitchen is fitted with an attractive range of light grey wall and base units complemented by warm wood-effect worktops. Integrated appliances include a built-in oven, gas hob and extractor hood, while there is space for a fridge/freezer, washing machine and dishwasher. Gloss white brick-style tiled splashbacks and fitted white blinds enhance the bright, modern finish, and a practical breakfast bar provides seating for two.

Extending across the rear of the property is a spacious living and dining room, offering excellent space for both relaxation and entertaining. French doors, together with a rear window, allow natural light to fill the room and open directly onto the south-east facing rear garden. A useful under-stairs storage cupboard provides additional practicality, while a feature olive-green wall adds warmth and personality to the space.

The cloakroom completes the accommodation and is finished in a stylish contemporary design with a white suite, grey tiled splashback and a bespoke gloss display panel with shelf under.

The first-floor landing includes an airing cupboard housing the gas combination boiler, with additional storage beneath. There are three well-proportioned bedrooms, comprising two doubles and a comfortable single bedroom, ideal as a nursery, home office or guest room.



The principal bedroom benefits from a stylish en-suite shower room featuring a generous shower enclosure, contemporary white sanitaryware and grey ceramic wall and floor tiling. The family bathroom is equally well-appointed with a white suite comprising a bath with tiled surround, wash hand basin and WC.

Outside, the fully enclosed rear garden has been thoughtfully landscaped to create an attractive and private outdoor space. French doors open onto the ceramic paved terrace, with a pathway leading down the side past a raised rendered planter to a decked seating area beneath a timber pergola. The garden is enclosed by six-foot timber fencing and offers direct access to the rear of the single garage. There is a further parking space ahead of the garage.

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

There is an annual maintenance fee payable on the Highfields development, this contributes toward the upkeep of the communal areas.

EPC – B (85).

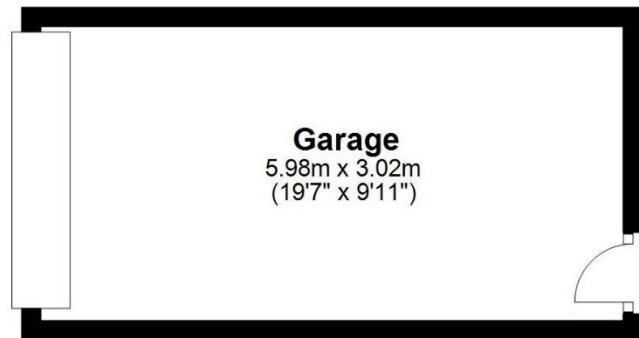
Guide Price £395,000



Situation

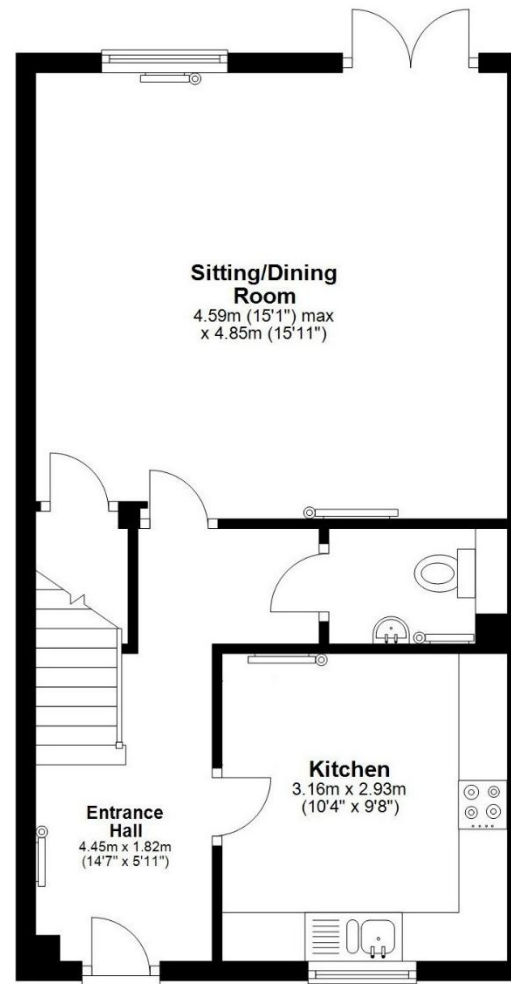
Tetbury is a historical wool town situated within the Cotswold area of outstanding natural beauty. The town is known for its royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. 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.



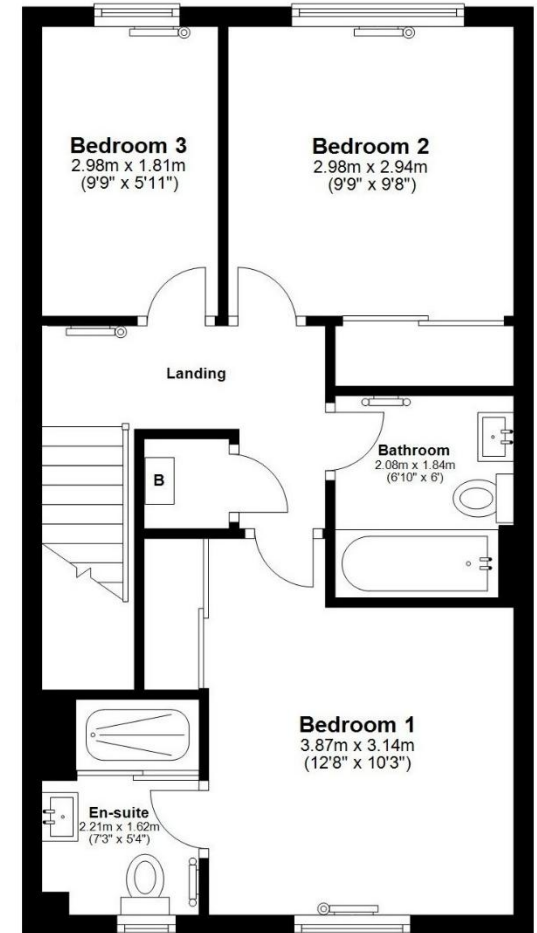
Ground Floor

Main area: approx. 44.3 sq. metres (476.7 sq. feet)
Plus garages, approx. 18.1 sq. metres (194.4 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Main area: Approx. 88.6 sq. metres (953.4 sq. feet)

Plus garages, approx. 18.1 sq. metres (194.4 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk