

hunter  
french



4 Peglers Court, Tetbury, Gloucestershire, GL8 8JE

A well-presented and deceptively spacious four-bedroom townhouse, ideally located in the heart of Tetbury town centre. Constructed in 2014, the property offers generous and versatile accommodation arranged over three floors, with stylish finishes and an abundance of natural light throughout.

Entering into a welcome spacious entrance hall with engineered wood flooring that continues throughout the ground floor. A cloakroom with WC is located just off the hallway, along with two storage cupboards and stairs that rise to the first floor. To the left of the hallway is the principle living room which benefits from a dual aspect that includes French doors leading to the private courtyard garden, filling the space with light. The room offers plenty of space for both sitting and dining areas. Across the hallway is the open-plan kitchen/breakfast room, featuring a range of shaker-style wall and base units and integrated appliances including a fridge/freezer, washing machine, electric hob, and fan-assisted oven. The room has space for a breakfast table to one side and also enjoys a dual aspect.

On the first floor are two of the four bedrooms, along with the family bathroom. The main bedroom is a generously sized double at the rear of the property with fitted wardrobes and a stylish en-suite shower room comprising a corner shower, WC, and wash basin. The second bedroom is a single room, also with built-in storage. The well-appointed family bathroom with a 'P' shaped bath and shower over, WC, and wash basin completes this floor.

The second floor features the two further bedrooms. Bedroom three is another large double room with more integrated wardrobes and a second en-suite bathroom, including a bath with shower over, wash basin, and WC. This room could also be utilised as the master is desired. Bedroom four is a single room, ideal for use as a study, nursery, or hobby room.

Externally there is a low maintenance courtyard garden to the rear of the property. This is laid to patio with space for table and chairs to enjoy in the summer months. The garden is bounded by a mix of stone wall and fencing, with a gate to the parking area. There is one parking space allocated to the property.



We are informed the property is connected to mains services such as; Gas, water, drainage and electricity. Council Tax Band E (Cotswold District Council). The property is freehold.

EPC – C (78).

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. 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.

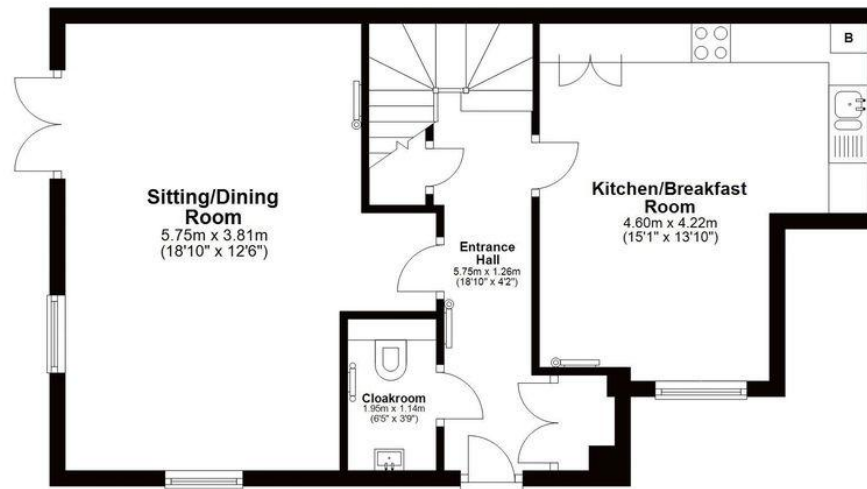
## Guide Price £460,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

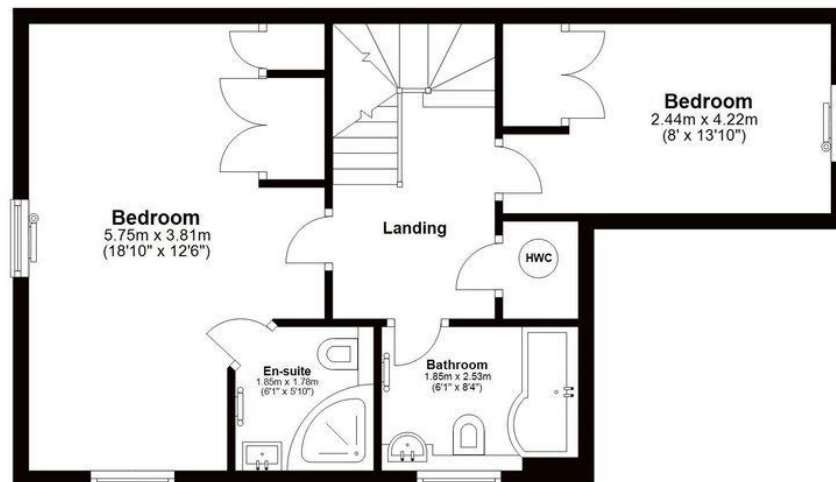
## Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



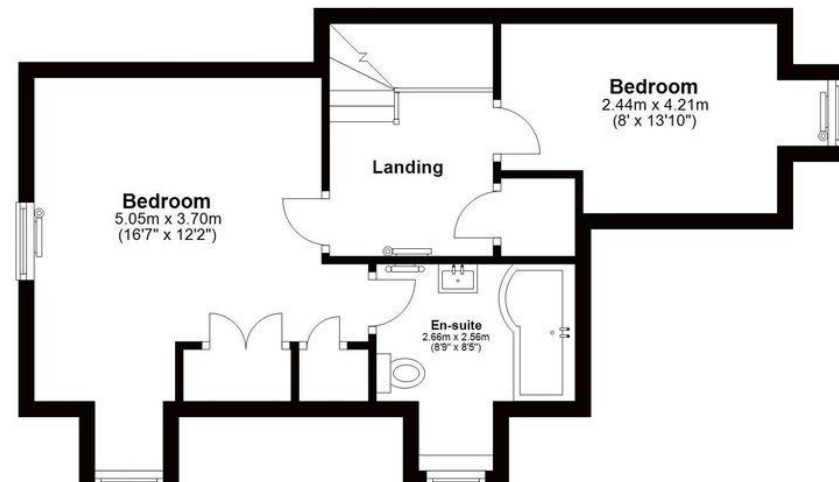
## First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



## Second Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 141.0 sq. metres (1517.9 sq. feet)

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