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6 Hodges Close, Tetbury, Gloucestershire GL8 8HL

A renovated three-bedroom terraced home offering stylish open-plan living, off-street parking and a single garage, all within easy reach of the town centre. This is a home that combines convenience with modern family living.

Hodges Close is a mature cul-de-sac of homes believed to have been constructed in the 1980s, offering a peaceful setting while remaining conveniently close to the town centre. The property has been thoughtfully extended and renovated, with the 2020 extension creating a fantastic open-plan kitchen, dining and living space ideal for both entertaining and family life. A welcoming entrance porch provides useful space for coats and shoes, with attractive cream tiled flooring leading into the main living accommodation.

The downstairs has been cleverly opened to create one large kitchen, dining and living space. The kitchen features a central island with seating for four, creating a sociable space, while there is ample room for a dining table and chairs and a comfortable lounge area centred around a focal electric log-effect fire with a brick-slip surround.

Large bi-fold doors span the rear of the property, creating a fantastic inside-outside living arrangement. The stylish kitchen comprises navy wall and base cabinets with grey quartz worktops and a brick-slip surround. A window overlooks the front garden, while integrated appliances include a double oven and dishwasher. There is also space for an American-style double fridge freezer and washing machine. Useful triple storage beneath the stairs provides additional storage and also houses a tumble drier.

Rising to the first floor, the landing provides access to two double bedrooms and the family bathroom. To the right-hand side is the bathroom, which comprises a WC, wash basin and bath with rainfall shower over. Large contemporary white tiles complement the room, with a brick-slip surround to the window adding character. Both bedrooms are doubles, the rear bedroom enjoys a pleasant outlook over the garden, while the second bedroom is positioned to the front of the property and overlooks the front aspect both of which benefit from integrated storage.



Stairs rise to the second floor and the principal bedroom, which was extended in 2019. This impressive room benefits from recessed spotlights, dual-aspect Velux windows with French shutters, an abundance of eave storage and attractive green feature wall.

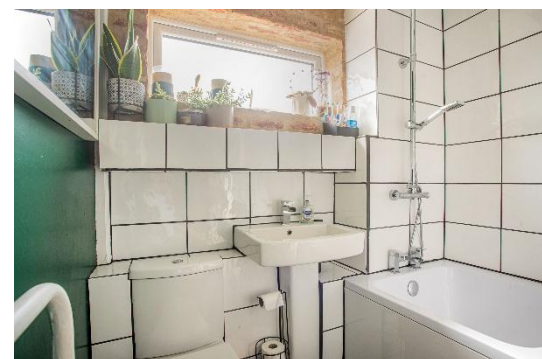
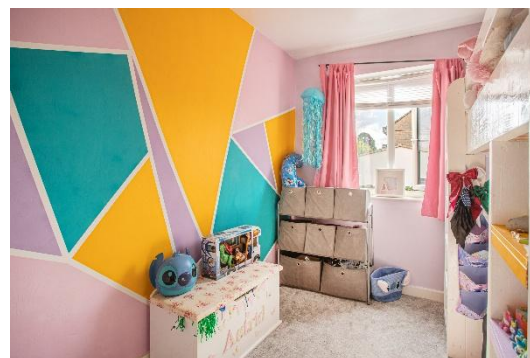
We are informed the property is connected to mains services such as electricity, drainage and water. Council tax band C (Cotswold District Council).

EPC – E (53).

Tetbury is a 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's country home is nearby Highgrove House. 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.

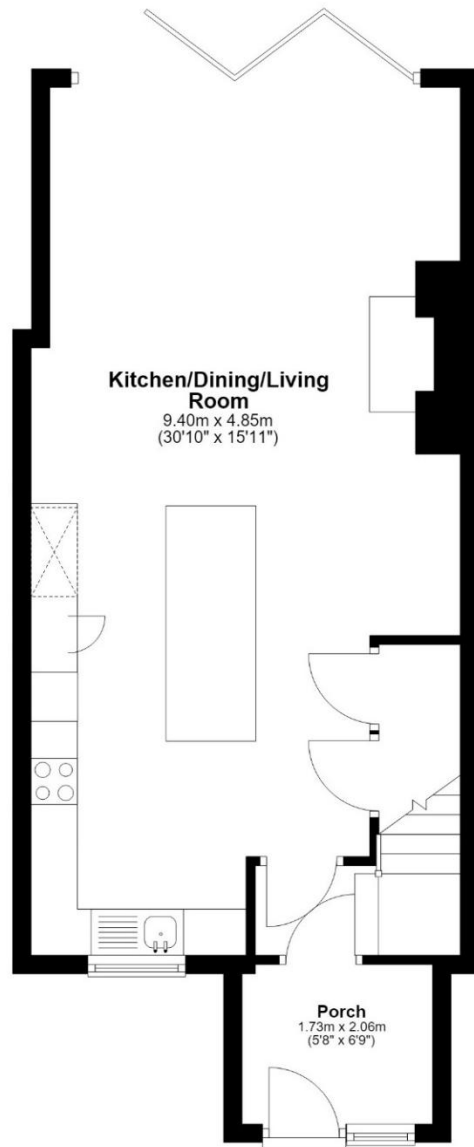
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

## Guide Price £345,000



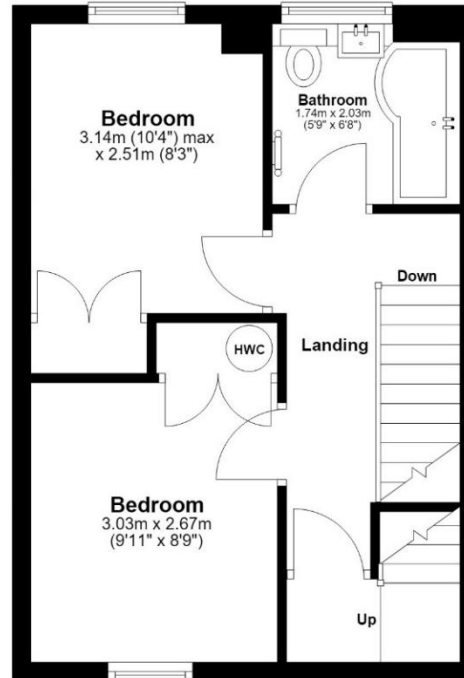
## Ground Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



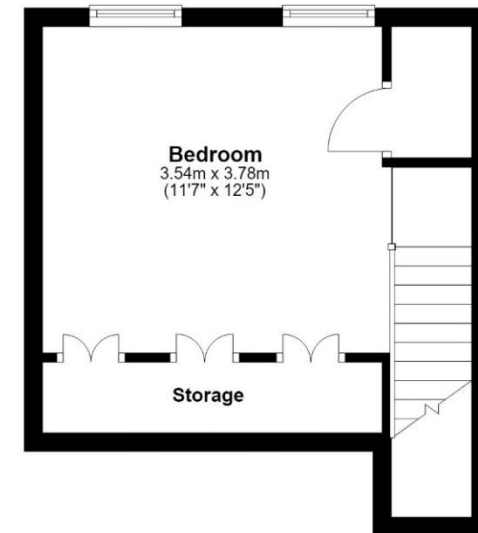
## First Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



## Second Floor

Approx. 21.2 sq. metres (228.6 sq. feet)



Total area: approx. 101.0 sq. metres (1087.4 sq. feet)