
JAMES PYLE&CO.
19 Southfield, Tetbury, Gloucestershire, GL8 8EX

Detached house
Corner position within a quiet close
4 bedrooms
Large reception room plus an office
Kitchen/breakfast room
Bathroom and en-suite
Private parking and EV charging
Desirable location easily accessible to the town centre
No onward chain

JAMES PYLE &Co.

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NAEA
The Property Ombudsman

The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £600,000

Approximately 1,382 sq.ft



‘Hidden away at the end of a mature cul-de-sac, a detached individually built house occupying a corner plot’

The Property

This detached house was built in 2009 as an individual addition to this small close tucked away within a corner plot. Southfield is set within a desirable position on the south-westerly aspect of Tetbury with the town centre located within walking distance. The property presents as a blank canvas ready for the next owners to put their mark on it.

The accommodation offers around 1,380 sq.ft. arranged over two floors. The ground floor opens to a central entrance hall and includes a spacious dual-aspect reception room and a kitchen/breakfast room at the rear. There is a downstairs WC and office positioned off the hallway. Upstairs, there are two double bedrooms both with built-in wardrobes and two single bedrooms. The main bedroom is accompanied by an en-suite shower room while the family bathroom is located off the landing.

The property is approached over a shared access drive which opens to a private large parking area in front of the property. There are also two EV charging points. Enjoying both south and west aspects, the corner plot offers a good-sized garden laid mostly to lawn with a patio terrace adjoining the reception room double doors.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forestry England run Westonbirt Arboretum and King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with gas-fired central heating, mains water, electrics and drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile coverage. Cotswold District Council Tax Band F.

Directions

From the centre of Tetbury, head towards Bath following Bath Road across the bridge. Then take the right hand turn onto Berrells Road. Take the next left into Southfield and locate the property in the very far left hand corner of the cul-de-sac.

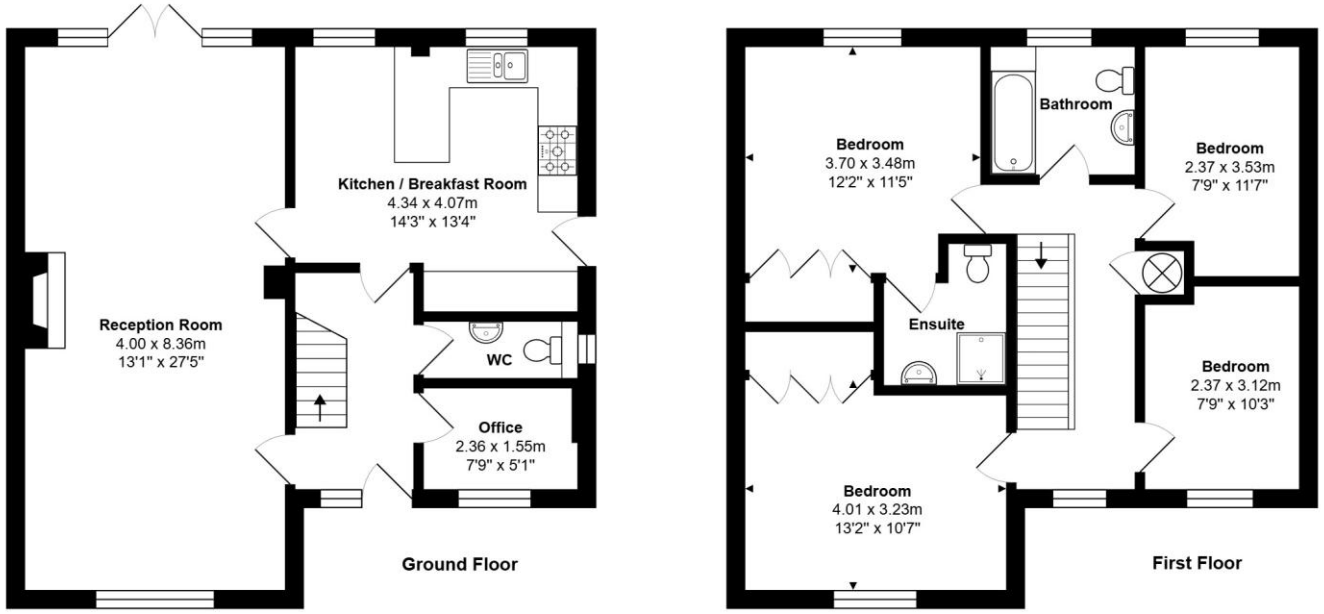
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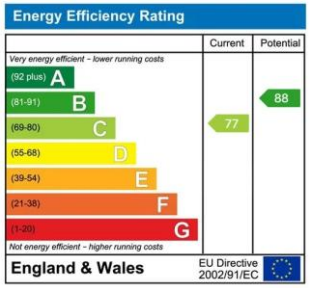






Total Area: 128.4 m² ... 1382 ft²

All measurements are approximate and for display purposes only







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