



hunter
french

3 Tailors Walk, Quercus Road, Tetbury, Gloucestershire, GL8 8FG

A beautifully presented and practically arranged four-bedroom semi-detached family home in Tetbury, enjoying a south-facing rear garden and off-street parking for multiple cars.

Tailors Walk forms part of the Amberley Park development, built by Bewley Homes from 2018 onwards. This particular property extends to approximately 1,238 sq. ft. and features a well-thought-out layout designed to suit modern family life. In addition to the main house, there is a carport and driveway providing off-street parking, yet the house remains within easy walking distance of schools, nurseries, and the town centre.

Entering the property through the front door opens into a welcoming entrance hallway with space for shoes and coats. To the right-hand side of the hallway is the sitting room, a lovely-sized space with room for sofas and additional furniture. The kitchen/dining room is located to the rear of the property and offers space for a dining table and chairs to one side, with the fitted kitchen to the other. The kitchen comprises wall and base units and includes integrated appliances such as a dishwasher, fridge freezer, double electric oven, and gas hob. French doors from the dining area open onto the garden.

A handy utility room sits to the side of the kitchen, providing space for a washing machine and tumble dryer, as well as a useful side door leading to a pathway. The ground floor is completed with a downstairs W.C. and an understairs cupboard.

Rising to the first floor, there is a generous landing area with access to the four bedrooms and a linen storage cupboard. The principal bedroom is positioned to the front of the house and benefits from an en-suite shower room, which has been fully tiled and includes a double-width shower, toilet, and wash basin. Bedroom two is another good-sized double, while bedrooms three and four are smaller doubles. The family bathroom completes the first-floor accommodation and is also fully tiled, featuring a shower over the bath, toilet, and wash basin. Both the bathroom and en-suite are fitted with heated towel radiators.

Externally, there is a fantastic rear garden laid to a mixture of patio and lawn areas. The south-facing orientation makes it a light, open space to enjoy and ideal for entertaining during the warmer months. A pedestrian gate to the rear provides access to the carport and tandem parking for two vehicles.



The property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band D (Cotswold District Council). The property is freehold, and the carport is leasehold.

There is a communal site management fee of £264 per annum (2025/26), payable for the upkeep of the shared areas around the development.

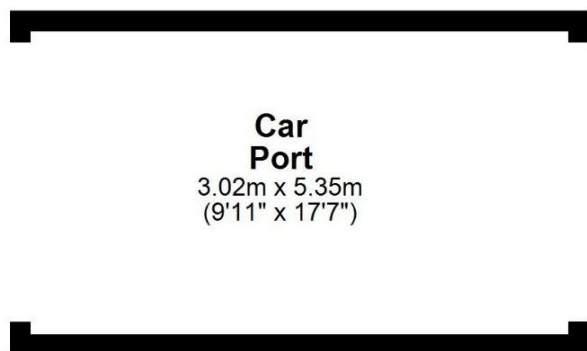
EPC – B (85).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its royal association with HM King Charles III, who resides at nearby Highgrove House. It hosts a highly anticipated and well-attended annual Woolsack Race each May on Gumstool Hill. The charming and quintessential town centre offers a wealth of amenities, including cafés, boutiques, pubs, and restaurants. Essential amenities such as a supermarket and both primary and secondary schools are located within the town itself.

Kemble Station, with a mainline service to London Paddington, can be reached just c. 7 miles to the north, and both the M4 and M5 are equidistant to the south and west respectively, offering convenient transport links to Bath, Bristol, and London.

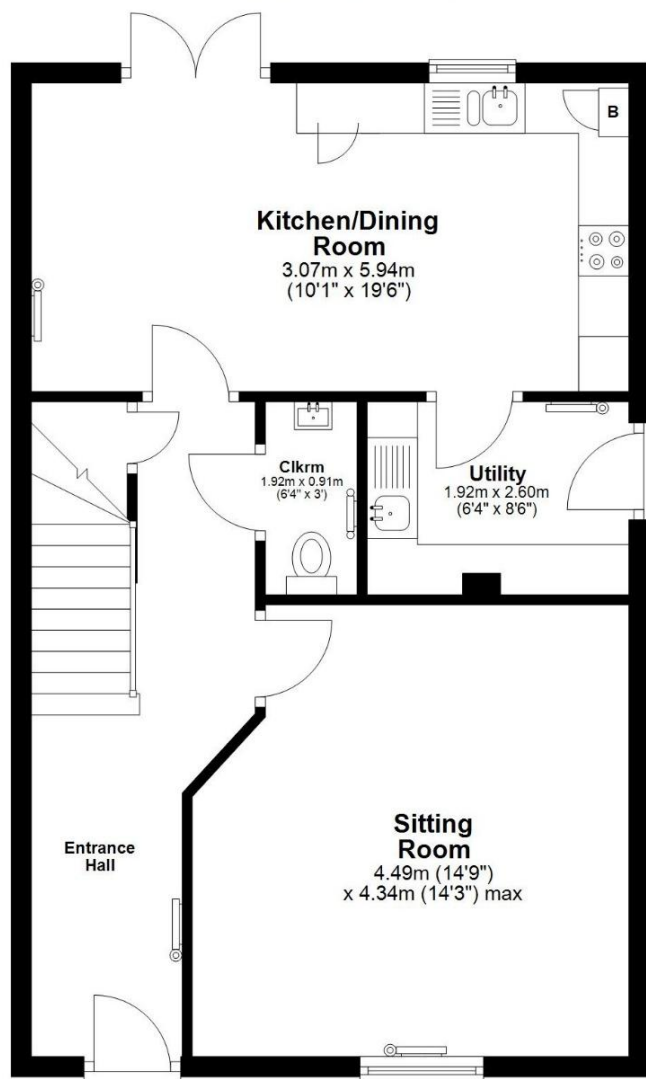
Guide Price £500,000





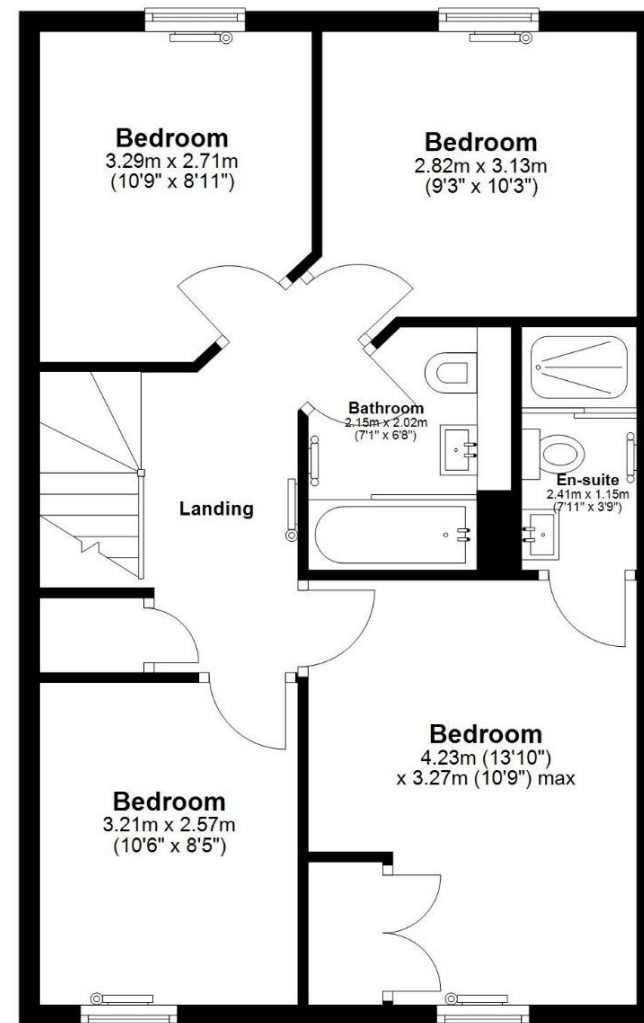
Ground Floor

Main area: approx. 57.5 sq. metres (619.4 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.0 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Main area: Approx. 115.1 sq. metres (1238.7 sq. feet)

Plus garages, approx. 16.2 sq. metres (174.0 sq. feet)