

hunter
french



9 Tetbury Lane, Leighterton, Tetbury, Gloucestershire, GL8 8UP

An immaculate village home completed to an extremely high standard, occupying a position beside the Cotswold countryside and offered to the market with no onward chain.

9 Tetbury Lane is an outstanding village home that sits seamlessly within its surroundings of the desirable Cotswold village of Leighterton, but is in fact just six years old and was built by the current owners in 2020. The property benefits from an Air Source Heat pump, underfloor heating, double glazing and is a very economical property to run, yet still enjoys a Cotswold stone façade and the charm that comes with a village home. The layout is spread across two floors and boasts generous room proportions and a layout suited to modern day living whilst combining plenty of natural light and capturing the open views across the neighbouring farmland. In total the accommodation reaches 1276sq.ft (approx.).

Entering via the front door opens into a very welcoming hallway with a beautiful stone staircase that takes centre stage, complete with iron railings flowing up to the partially galleried landing. There is a useful cloakroom to the right-hand side of the hallway with a W.C and wash basin within a vanity unit, whilst across the hall are two store cupboard, one for coat and shoe storage and the other shelved and houses the manifold for the underfloor heating system. The intimate sitting room is at the front of the property, with an attractive bay window and a focal electric fireplace along one wall. Across the rear of the ground floor is an impressive kitchen and living room that incorporates space for both dining and a seating/sofa area. There are two sets of doors opening onto the garden; one bi-fold off the living area, and French windows from the kitchen side. The kitchen itself is a collection of fitted wall and base units plus an island with solid stone worktops and an inset ceramic sink. Integrated appliances are fitted throughout which comprises an induction hob, electric oven, dishwasher, fridge freezer and a washing machine.

Arriving at the first-floor landing provides access to all three bedrooms and the principal bathroom, as well as a further cupboard that houses the hot water cylinder. All three bedrooms are of double proportions and provide ample space for accompanying furniture. The master bedroom is to the rear and is accompanied by a luxurious en-suite shower room that enjoys a walk-in drench shower, double sinks set within a vanity unit, heated towel rail, a floating W.C and natural tiling across the floors and wet areas. The principal bathroom is of equal quality in its finish, and boasts a bath with a shower over and is finished with half height panelling and effective red brick slip tiling.

Externally the rear garden has a decked terrace that runs along the rear of the



house, which is a fantastic extension to the living space during the warmer months. The remainder of the garden has been landscaped with low maintenance in mind, with an artificial lawn and borders of shrubs and grasses. There is a fenced area to house the bins and recycling boxes as well as a side access gate onto the driveway. The property is very well-appointed with regards to off-street parking, comfortably providing space for at least four cars between two parking areas; two in front of the house and another two spaces at the rear, which also has an EV charging point fitted.

We understand the property is connected to mains electricity, water and drainage. Council tax band TBC (Cotswold District Council).

EPC – B(82).

Leighterton is an attractive and unspoilt Cotswold village surrounded by undulating countryside. The village has an excellent pub, the Royal Oak, a well-regarded primary school, a 13th century church and a self-service farm shop. The village is situated near the National Arboretum with numerous walks and some 15,000 specimen trees set in c600 acres.

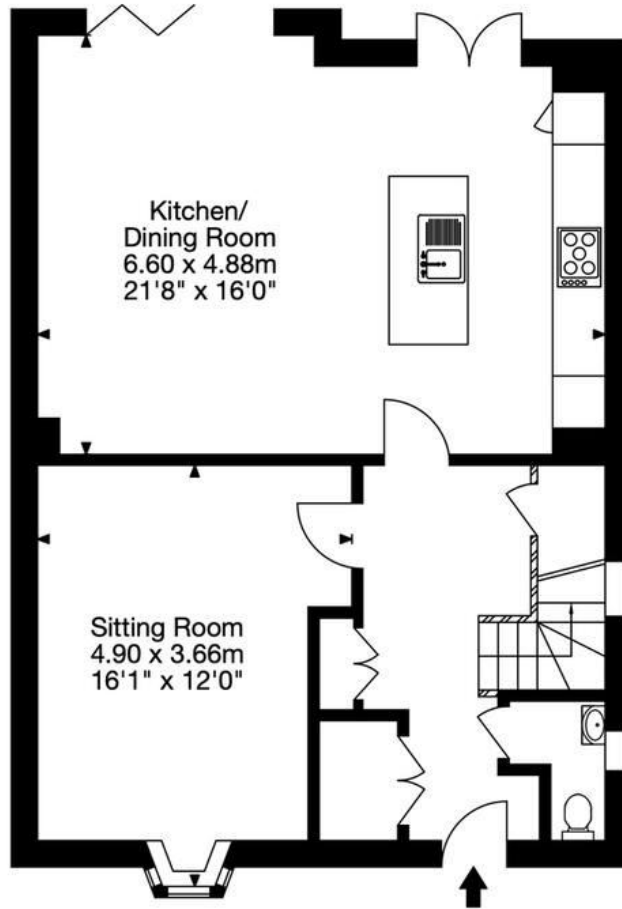
Nearby Tetbury and Nailsworth have a good range of everyday shops and an excellent range of specialist boutiques and delicatessens. Bath, Bristol, Swindon, Cheltenham and Gloucester are the main regional centres and are all within daily commuting distance. Junction 18 of the M4 is about 10 miles distant and there are direct services to London Paddington from Chippenham or Kemble, the former scheduled to take from 60 minutes.

Gloucestershire is renowned for its excellent selection of state and independent schools. Local private schools include Beaudesert Park, Kings School, Wycliffe College, Cheltenham College, Cheltenham Ladies College, Westonbirt and Bath schools. Additionally, there are a number of local state schools including three highly regarded Grammar Schools, Stroud High and Marling School in Stroud, and Pate's Grammar School in Cheltenham.

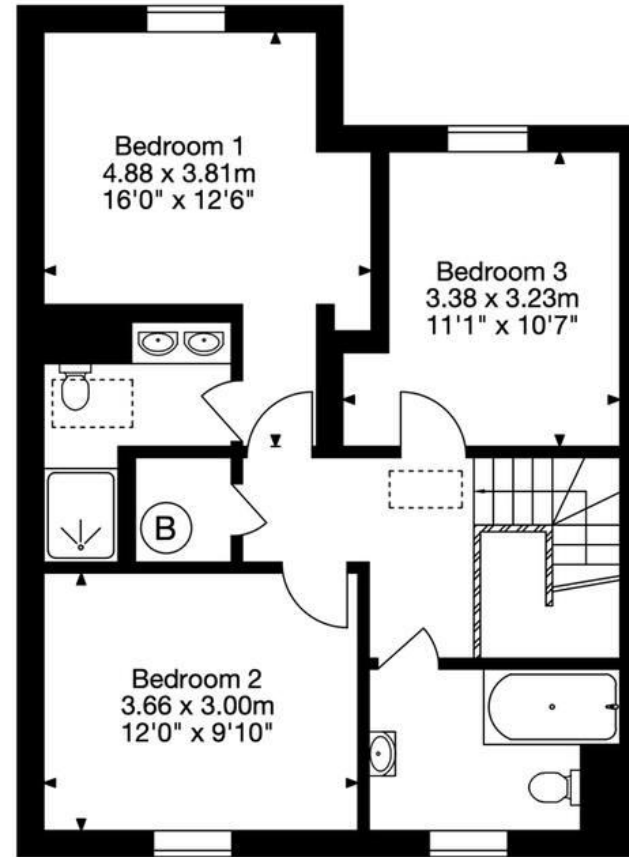
Guide Price £725,000



9 Tetbury Lane,
Leighterton,
Tetbury GL8 8UP
Approx. Gross Internal Area
1276 Sq Ft - 119 Sq M



Ground Floor



First Floor