



JAMES PYLE & Co.



11 Gumstool Hill, Tetbury, Gloucestershire, GL8 8DG

Modern townhouse
Excellent position on Gumstool Hill
Private parking for 3 cars and a garage
Large sunny gardens
4 bedrooms
2 receptions
Modern kitchen and bathroom
Close to many amenities



01666 840 886
jamespyle.co.uk



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

Guide Price: £525,000

Approximately 1,213 sq.ft excluding



‘An excellent 4-bedroom modern townhouse situated on the highly sought-after Gumstool Hill in the heart of Tetbury with parking for 3 cars, garage and large sunny garden’

The Property

This modern end-of-terrace townhouse is ideally positioned on Tetbury's famous Gumstool Hill, just a stone's throw from the market place. It boasts the distinct advantage of off-road private parking for three cars, a garage, and a large garden – a true rarity for such a central town location. The property is well-presented throughout, having been upgraded with a new combi-boiler and cavity insulation, with the accommodation arranged over three floors extending in all to 1,213 sq ft.

On the ground floor, two open-plan reception rooms offer flexible living space with sliding doors that open directly onto the sunny garden, perfect for indoor-outdoor enjoyment. The modern kitchen has been fitted with stylish timber units and work surfaces, incorporating a full range of built-in appliances including a fridge/freezer, dishwasher, washing machine, fitted bin storage, and an induction hob. On the first

floor, there is a refitted family bathroom and two comfortable double bedrooms, including a principal suite boasting ample built-in wardrobes. Two further bedrooms on the top floor enjoy far-reaching views towards the picturesque Cotswold countryside surrounding the town.

A newly created driveway at the front offers convenient off-street parking for two cars, whilst at the rear, an additional gated parking space sits beside the garage. The garage itself benefits from a power connection, and there is an external power point within the garden. The rear garden is a particular highlight, arranged over two generous terraces and enjoying sun throughout the day. A patio is landscaped off the French doors, adjacent to a greenhouse and side access. Well-established shrub borders enclose a lawn that extends back to a magnificent beech tree. Steps lead down to a lower level, providing a further versatile garden area.

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 Forest Commission 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 central heating, mains water, electrics and drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Cotswold District Council Tax Band E.

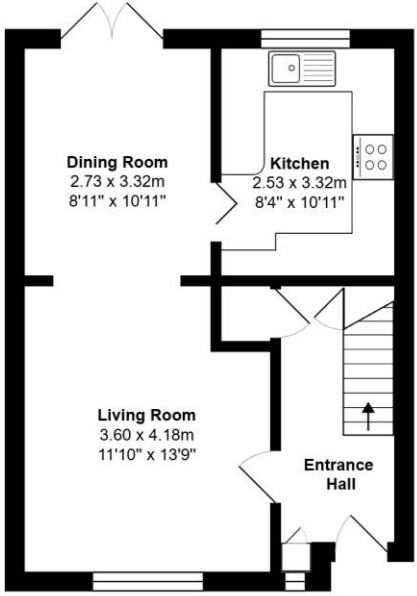
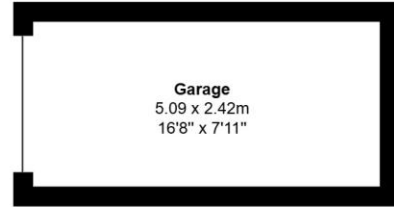
Directions

From the Market Place turn left into Gumstool Hill, proceed past the car park and locate the property down the hill on the right hand side. Postcode GL8 8DG
What3words: ///manifests.cobbled.debit

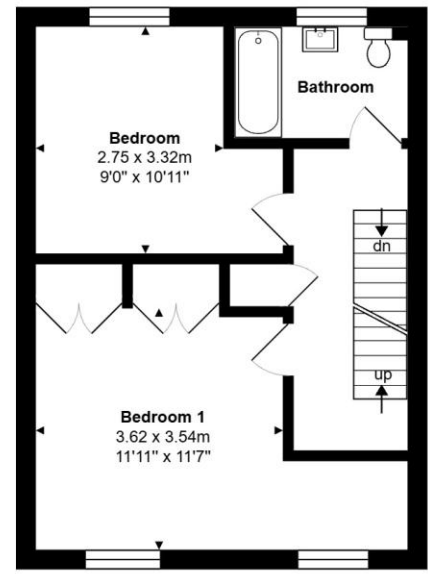


Total Area: 112.7 m² ... 1213 ft² (excluding garage)

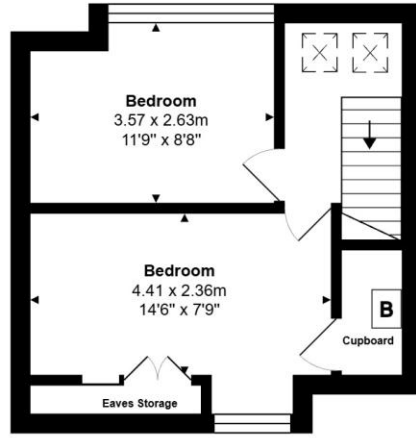
All measurements are approximate and for display purposes only



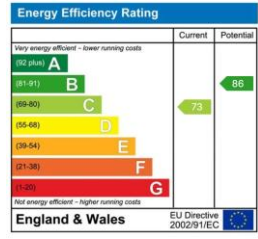
Ground Floor



1st Floor



2nd Floor



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COTSWOLD & COUNTY (HEAD OFFICE)
 The Barn, Swan Barton, Sherston SN16 0LJ
 01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)
 121 Park Lane, Mayfair W1k 7AG
 0207 0791 577