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12 Cherry Orchard Road, Tetbury, Gloucestershire, GL8 8HX

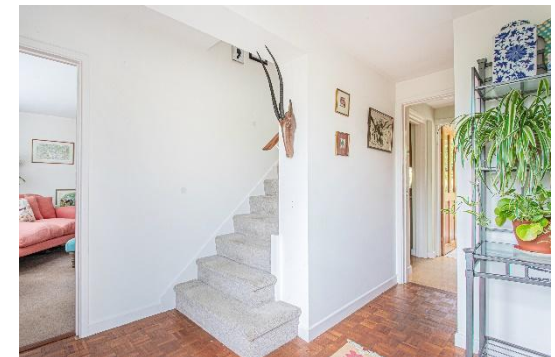
An attractive four bedroom detached property with off-road parking and a private garden, situated on a peaceful cul-de-sac just a short level walk from the town centre. Offered to the market with no onward chain.

Cherry Orchard Road is a peaceful, residential cul-de-sac of just sixteen properties within a short stroll of the town centre. The property is understood to have been built in the early 1970's and the accommodation is arranged across two floors, reaching approximately 1280sq.ft whilst still offering scope for extending and reconfiguration. Planning permission had been previously granted in 2023, however now lapsed, for alterations and the addition of a porch. Cotswold District Council - 23/01264/FUL.

The ground floor is entered into a welcoming and spacious hallway with original parquet flooring and plenty of space to hang coats and store shoes. The open plan sitting room and dining room runs the length of one side of the house with a bay window overlooking the front gardens and a gas fireplace with a Bath stone surround making a real focal point of the room. The dining area also has a bay window with views across the pretty rear garden. The kitchen has a good range of wall and base units with an integrated oven and hob along with a freestanding fridge/freezer. There is a handy understairs pantry too. A good utility room of excellent proportions provides further great storage with base and wall cabinets along with space and plumbing for a washing machine and tumble dryer. An external door from the utility room leads out into the rear garden. The former garage has been converted into a double bedroom but lends itself to several different uses. A downstairs cloakroom completes the accommodation on the ground floor.

The first floor consists of three bedrooms, two of which are of double size, and both benefit from built-in wardrobes. The third bedroom is a single room currently used as a study/ dressing room. The family bathroom completes the accommodation on this floor and comprises a bath with an overhead shower, low level WC and wash hand basin.

Externally, the front garden is low maintenance and predominantly laid to gravel and paving stones, with mature shrubs planted along the low walled boundary to create privacy. The driveway offers off-road parking for at least two cars and there is an electric car charging point. To the rear a paved and gravel terrace runs the length of the house with a couple of steps leading up to the lawned garden with herbaceous borders and a pergola making the perfect spot to sit and admire the garden. A timber shed, ideal for garden storage can be found to one corner. There is useful pedestrian access to either side of the property.



We understand the property is connected to all mains services: gas, electric, water and drainage. Please note: The boiler has recently been replaced to a combi-boiler and a Hive thermostat system installed.

Council tax band D (Cotswold District Council).

EPC – D

Tetbury is an 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 resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. 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.

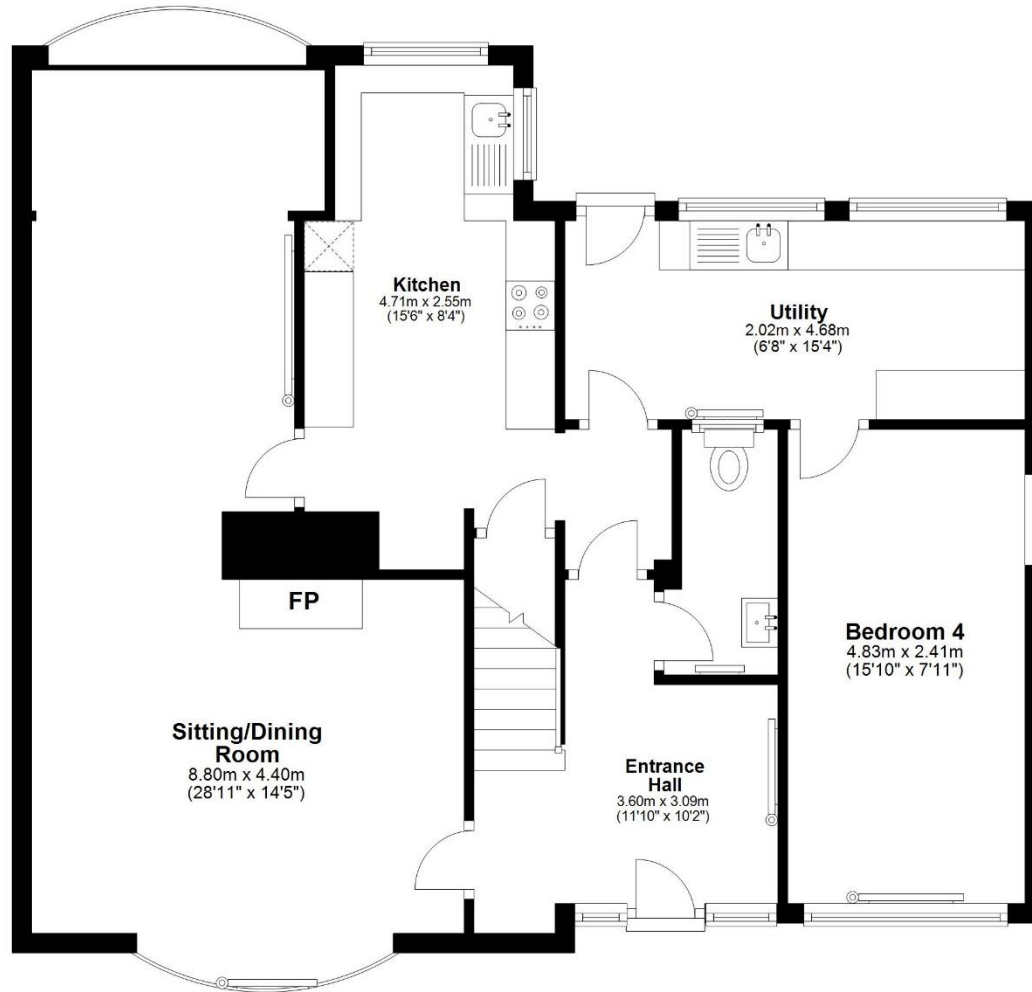


Guide Price of £547,000



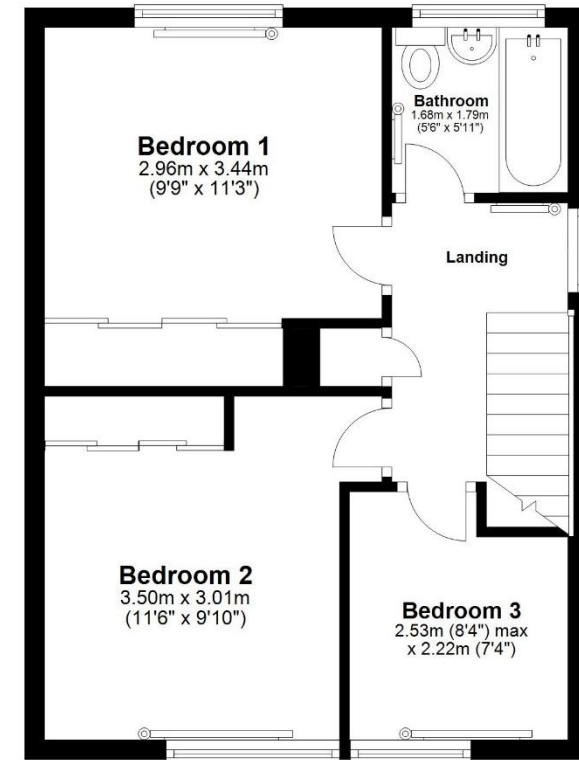
Ground Floor

Approx. 80.4 sq. metres (864.9 sq. feet)



First Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 119.0 sq. metres (1280.9 sq. feet)