



JAMES PYLE<sup>Co</sup>



**7 Dormers Close, Tetbury, Gloucestershire, GL8 8HJ**

Well-appointed detached family house  
Quiet leafy close on the edge of town  
4 bedrooms

Fantastic open plan kitchen/dining/family room  
2 further reception rooms

Principal bedroom with en-suite and  
dressing area

Garage and private parking

Secluded mature rear garden

Town amenities with a countryside feel

No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £725,000**

Approximately 1,672 sq.ft excluding garage

‘Situated within this sought-after leafy close backing onto fields, this attractive double fronted detached house is an excellent family home’



### The Property

This double-fronted detached house is constructed with attractive stone elevations beneath a slate tiled roof. Situated on the edge of Tetbury backing onto playing fields, Dormers Close is a quiet no-through close built in 2016 by upmarket house builders CALA Homes as part of the High Trees one-off development comprising 28 homes. The well-appointed accommodation is family-sized with an excellent configuration, extending to around 1,672 sq.ft.

The heart of the home is a superb open plan kitchen, dining, family room which is dual-aspect with patio doors connecting to the garden. The kitchen is equipped with extensive fitted units incorporating a gas hob, dishwasher and fridge/freezer. There is a separate utility room with a large storage cupboard beneath the stairs. Across the entrance hall, there is a front study and a spacious living room to the rear with a fireplace and double doors overlooking the garden. The first floor includes four bedrooms and a family bathroom. The principal bedroom

suite boasts a fitted dressing area and en-suite shower room. An attic above provides fantastic storage and has been carpeted with a drop down ladder.

A driveway to the side provides tandem private parking in front of a detached garage. Backing onto fields, the rear garden has a great degree of privacy laid to lawn with landscaped seating terraces, a pergola, raised timber borders and a stone-built BBQ.

### 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. Conveniently there is a large supermarket, hospital, surgeries and post office as well as 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 with ample opportunities for walking, shooting and hunting. 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 mains gas central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. There is a service charge of c.£400 p/a payable to Remus Property Management. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please

see the website for more information. Cotswold Council Tax Band F.

### Directions

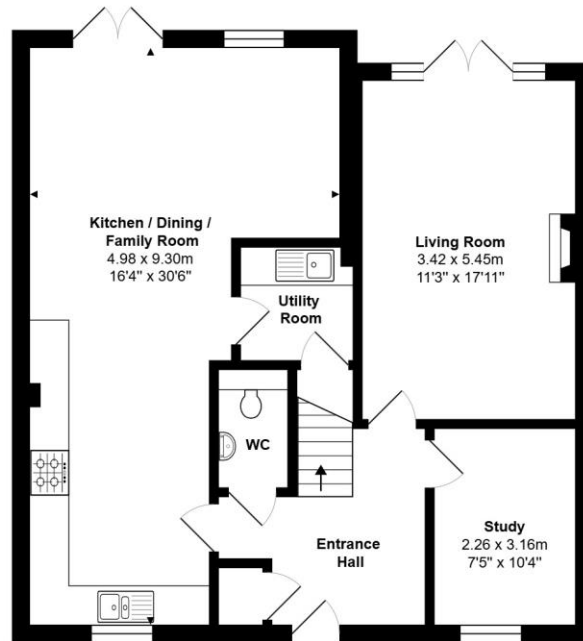
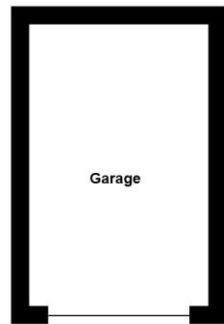
From the Market Place in the centre of Tetbury head down Chipping Street past the car park to the foot of the hill. Pass The Royal Oak public house up the hill and follow Cirencester Road. Take the last right hand turn onto Dormers Close. The property is on the left-hand side.

Postcode GL8 8HJ

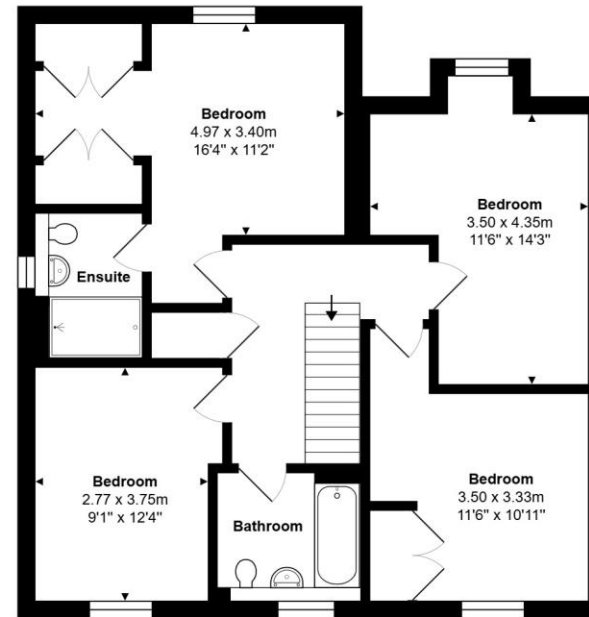
What3words: ///pool.greet.tinned



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 155.3 m<sup>2</sup> ... 1672 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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