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35 Close Gardens, Tetbury, Gloucestershire, GL8 8DU

Situated within the ever-sought-after Close Gardens, this spacious and beautifully updated three/four bedroom semi-detached home offers exceptionally versatile accommodation, a highly desirable south-facing rear garden and off-street parking for two vehicles, all just a few steps from Tetbury's historic town centre. The property is offered to the market with no onward chain.

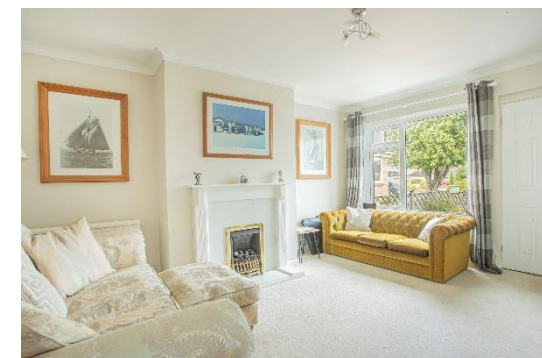
Close Gardens is a particularly well-positioned residential cul-de-sac, offering an excellent balance between a peaceful setting and the convenience of having the town's shops, cafés and everyday amenities within easy walking distance. Built in 1964 in reconstituted stone, the property has been extended from its original footprint and thoughtfully improved by the current owners, who have owned the house since 2015. The accommodation now extends to approximately 1400sq.ft. and provides a wonderfully light, sociable and adaptable home arranged across two floors.

A number of significant improvements have been undertaken during the current ownership, including a complete electrical re-wire in 2017, replacement of the gas combination boiler approximately three years ago and new windows and doors approximately one year ago. Most recently, the kitchen was replaced in 2025, creating an impressive contemporary space at the heart of the home.

The front door opens into a useful, enclosed entrance porch before continuing into the hallway, from where doors lead to the principal reception room, a versatile second reception room/fourth bedroom, downstairs shower room and the open-plan kitchen, dining and living space spanning the rear of the property. There is also a particularly generous understairs cupboard with two windows, together with a separate utility cupboard providing plumbing and space for a stacked washing machine and tumble dryer.

The separate sitting room is positioned to the front of the house and benefits from a large window allowing plenty of natural light into the room. A gas fire set within an attractive surround creates a natural focal point, while a second door links back through to the entrance porch. Also positioned on the ground floor is an additional room currently used as a home office. With the downstairs shower room immediately adjacent, this is an exceptionally flexible space that could equally serve as a fourth bedroom, snug or playroom. This arrangement could be particularly useful for those seeking occasional guest accommodation or the option of ground-floor living.

The open-plan kitchen, dining and living room is a real highlight of the property and forms a natural hub for everyday family life and entertaining. The contemporary shaker-style kitchen is finished in an elegant dark green with solid oak worktops and a generous peninsula return. A walk-in larder is cleverly incorporated into one corner, while integrated appliances include a dishwasher, double oven and induction hob with a contemporary extractor incorporated into the hob, together with space for a fridge freezer.



One of the kitchen’s most distinctive features is the run of half-height bi-folding windows positioned above the sink and worktop. These can be folded back to open the kitchen directly onto the patio terrace, creating a fantastic connection between the house and garden during the warmer months and making the space particularly well suited to family gatherings, summer dining and barbecues. The adjoining living area provides ample room for comfortable seating, while full-height bi-folding doors open directly onto the garden. An archway leads naturally through to the dining area, with plenty of space for a generous table and chairs.

A turned staircase rises to the first-floor landing, where there are three bedrooms and the family bathroom. Two of the bedrooms are well-proportioned doubles, with built-in wardrobe cupboards to one and a large mirror-fronted wardrobe to the other. The third bedroom is a generous single and would also work particularly well as a nursery, study or dressing room. Large windows ensure the bedrooms enjoy plenty of natural light, while the rear bedroom benefits from a pleasant outlook towards the countryside surrounding the town. A boarded loft, accessed via a fitted loft ladder, provides useful additional storage. The family bathroom has been stylishly finished with a large double shower with sliding screen, WC and wide wash basin set above a substantial two-drawer vanity unit. Marble-effect ceramic wall tiling and a heated towel rail complete the contemporary scheme. A further shower room on the ground floor provides additional practicality.

Outside, the property is approached over a block-paved driveway providing comfortable off-street parking for two vehicles, with an additional stone-laid area alongside. The rear garden is a particularly lovely feature of the home, enjoying a highly desirable southerly aspect and providing an excellent setting for outdoor living throughout the warmer months. A full-width paved terrace immediately adjoins the house, creating an ideal space for dining and entertaining and working especially well with the bi-folding kitchen windows and doors. Beyond is a level lawn bordered by established planting, including rows of lavender and an apple tree, with a pathway leading towards the rear of the garden.

Here, a detached garden room provides a valuable additional space that is ideal for working from home, hobbies or relaxation and benefits from power and lighting. An adjoining section provides useful garden storage, while side access further enhances the practicality of the outside space.

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

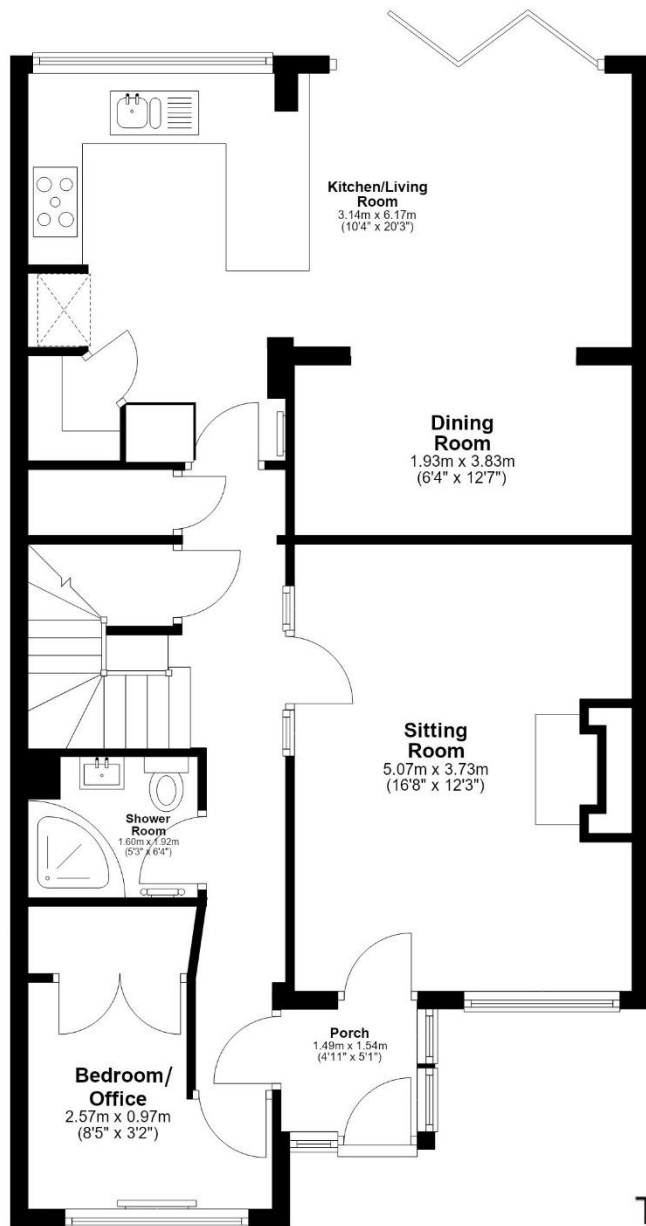
EPC – TBC.

Guide Price £575,000



Ground Floor

Approx. 81.5 sq. metres (877.0 sq. feet)



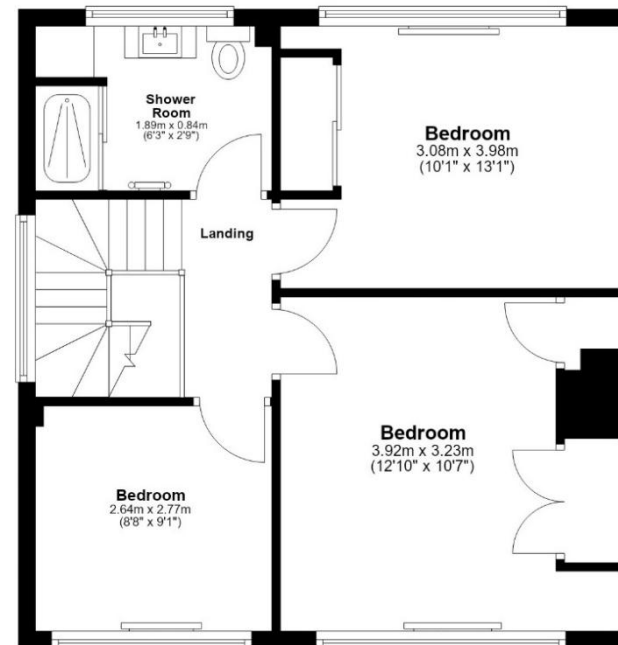
Situation

Tetbury is a 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.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Total area: approx. 130.1 sq. metres (1400.4 sq. feet)

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