



110 Longtree Close, Tetbury, Gloucestershire, GL8 8LW

A fantastic opportunity to purchase this well-presented three-bedroom detached home, ideally situated on the outskirts of Tetbury town centre.

Longtree Close is a small residential development believed to have been built in the 1980s, benefiting from an edge-of-town location with wonderful rural walks nearby, while still being just a short stroll from the town's amenities.

This particular property offers off-street parking and a generous rear garden.

The property is entered via the front door into a welcoming entrance hallway, an ideal space for coats and shoes, with stairs rising to the first floor and a door leading into the sitting room. The sitting room is a generous size, featuring a bay window that allows ample natural light to flood the space. A further door leads through to the open-plan kitchen/dining room.

The kitchen is fitted in a shaker style with wood-effect laminate flooring and includes an undercounter fridge and freezer, with space for additional appliances such as an electric oven with gas hob, washing machine and dishwasher. To the far end, the dining area comfortably accommodates a table and chairs, making it perfect for entertaining. Double French doors open onto the garden, ideal for enjoying the warmer months. There is also useful understairs storage and an additional door providing external access from the kitchen.

Upstairs, the landing provides access to all rooms. There are two double bedrooms, with the principal bedroom positioned to the rear of the property and benefiting from integrated storage. Bedroom three is a single room, ideal as a child's bedroom, nursery, or home office.

The family bathroom comprises a bath with shower over, WC and wash basin. A hot water cupboard located above the stairs houses the boiler and provides additional storage.

Externally, the property benefits from off-street parking for multiple vehicles. To the rear, there is an initial patio area perfect for summer dining, along with a covered lean-to providing useful storage and side access to the property. The garden is arranged over two tiers, with a lawned area to the far end. A timber-framed shed, currently used as a work-from-home space, benefits from power and lighting.

We are informed the property is connected to mains water, drainage, electricity and gas. Council Tax Band C (Cotswold District Council).

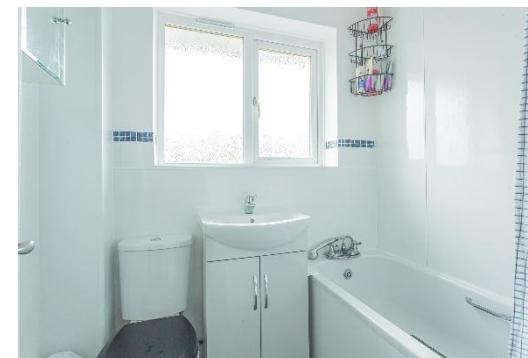


EPC Rating: C (73).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its royal association with HM King Charles III, whose country home, Highgrove House, is nearby. 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 cafés, boutiques, pubs, and restaurants. Essential amenities such as a supermarket, doctors' surgery, and dental surgery are within the town itself.

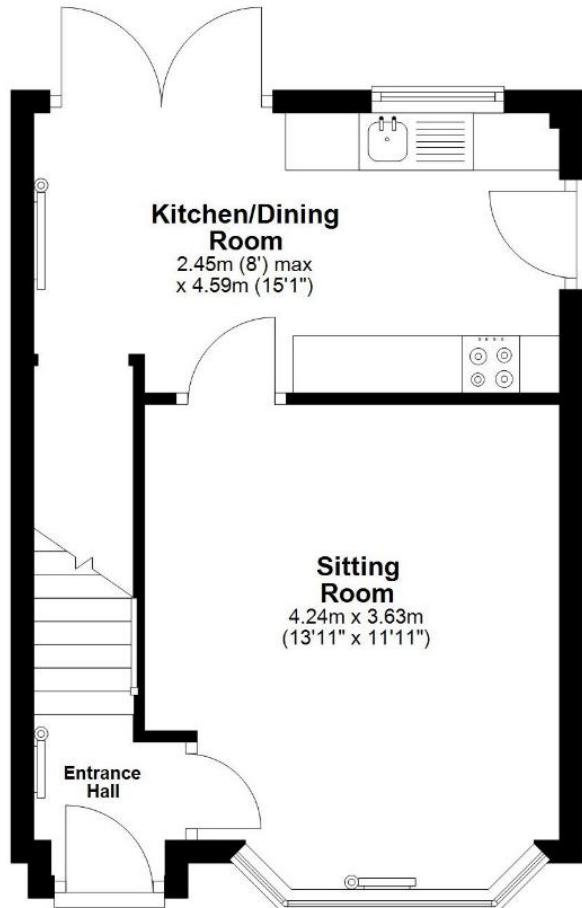
Kemble station, a mainline to London Paddington, can be reached just c.7 miles north, and both the M4 and M5 are equidistant to the south and west respectively, giving convenient transport links to Bath, Bristol, and London.

**Guide Price £375,000**



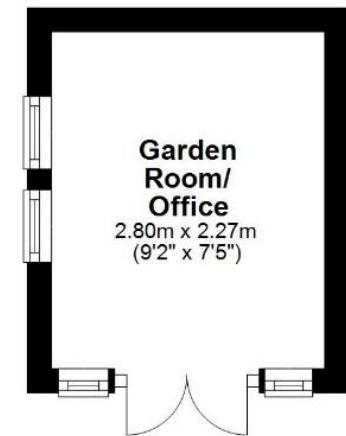
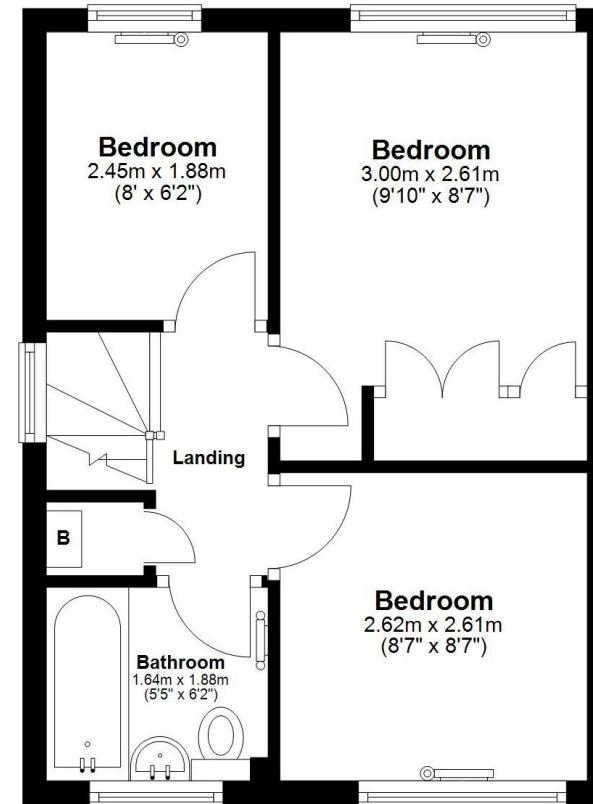
## Ground Floor

Main area: approx. 29.9 sq. metres (321.5 sq. feet)  
Plus outbuildings, approx. 6.3 sq. metres (68.3 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.2 sq. feet)



Main area: Approx. 59.1 sq. metres (635.8 sq. feet)

Plus outbuildings, approx. 6.3 sq. metres (68.3 sq. feet)

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