

hunter french

13 Old Ilsom Farm Road, Tetbury, Gloucestershire, GL8 8RZ

Positioned on a sought-after modern development on the northern outskirts of Tetbury, this well-presented detached family home benefits from generously proportioned accommodation, off-street parking and a south-facing landscaped rear garden.
Constructed in 2020 by Lioncourt Homes, the property has been well maintained and further enhanced by the current owners throughout their ownership. The accommodation extends to approximately 1898 sq. ft. and offers a practical and sociable layout ideally suited to modern family life. The property also benefits from the remainder of its NHBC warranty until 2030, while its position in Tetbury combines a peaceful residential cul-de-sac setting with the convenience of being within walking distance of the town's amenities and schools.

Sheltered by an attractive pitched porch, the front door opens into a welcoming, centrally positioned entrance hallway, with contemporary herringbone-effect LVT flooring flowing seamlessly across much of the ground floor. There is a cloakroom at the far end of the hallway, doors providing access to the ground-floor rooms and stairs rising to the first floor. The sitting room is situated to the left-hand side of the hallway and is accessed via fully glazed oak double doors. This is a fantastic open space, with ample room for sofas and a box-bay window fitted with plantation shutters. The room has been enhanced by the addition of a faux chimney breast and modern electric fire, creating an attractive focal point, together with fitted cupboards to either side providing useful storage.

A further set of glazed doors leads into the impressive open-plan kitchen and dining room, which forms the heart of this family home and spans the entire width of the property. The dining area has ample space for a large table and chairs, creating a sociable setting beside bi-fold doors opening onto the rear garden. Three Velux windows and two further windows allow an abundance of natural light into the room, enhanced by its south-facing aspect. The kitchen itself is finished to a high specification, with light grey Shaker-style wall and base units, quartz worktops and matching upstands. Integrated Neff appliances include a dishwasher, five-ring gas hob and double ovens, together with a full-height separate fridge and freezer. Beside the kitchen is a useful utility room, finished with matching units and quartz worktops. There is space and plumbing for a washing machine and tumble dryer, together with a further sink. A side door provides access to the garden and driveway, creating a practical day-to-day entrance to the house with plenty of space for coats and shoes. The wall-mounted gas central heating boiler is also housed here.

Completing the ground floor is another good-sized reception room, currently used as a study, although it could equally serve as a separate dining room, playroom or hobby room. This room benefits from another box-bay window with matching plantation shutters overlooking the front garden.



























Rising to the first floor, four double bedrooms and the family bathroom are arranged around the central landing, where there is also a cupboard housing the hot water cylinder and a hatch providing access to the loft. The principal bedroom is a fantastic-sized room with bespoke wardrobes and drawers fitted along one wall. A large window overlooks the rear garden, while the accompanying en-suite shower room is fully tiled in a porcelain marble-effect finish and comprises a double-width shower, WC, wash basin and heated towel rail. Bedroom two also benefits from its own en-suite shower room and bespoke fitted wardrobes. Bedroom three is a further spacious double, while bedroom four is a smaller double, both served by the family bathroom. The bathroom comprises a white suite with a separate bath, double-width shower, WC and wash basin, together with a large, heated towel rail. Both en-suites and the family bathroom usefully benefit from windows.

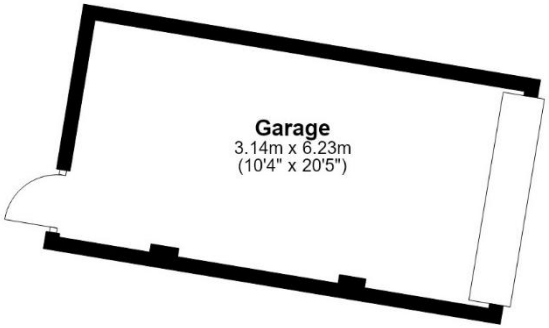
Externally, the property benefits from good-sized gardens to both the front and rear. The front is bounded by an attractive low-level Cotswold stone wall, with a pedestrian gate leading to the front door. Mature lavender and shrub borders add colour and interest, while further gates provide access between the rear garden and driveway. To the rear, the sellers have stylishly landscaped the south-facing garden to create an attractive and private outside space. A large Indian sandstone terrace provides an excellent area for outdoor dining and entertaining, while a raised central bed creates an attractive focal point alongside built-in seating. The remainder of the garden is predominantly laid to lawn, with well-stocked borders, an irrigation system and maturing pleached trees providing an excellent degree of privacy.

To the side of the property is an area ideal for bin storage and a shed, together with pedestrian access to the single garage. The garage benefits from power and lighting and has an up-and-over door, providing useful additional storage. There is off-street parking ahead of the garage for two vehicles, together with additional visitor parking spaces available within the development.

We are advised that the property is connected to mains water, gas, drainage and electricity. The property is freehold and is subject to an annual maintenance charge. Council Tax Band F (Cotswold District Council).

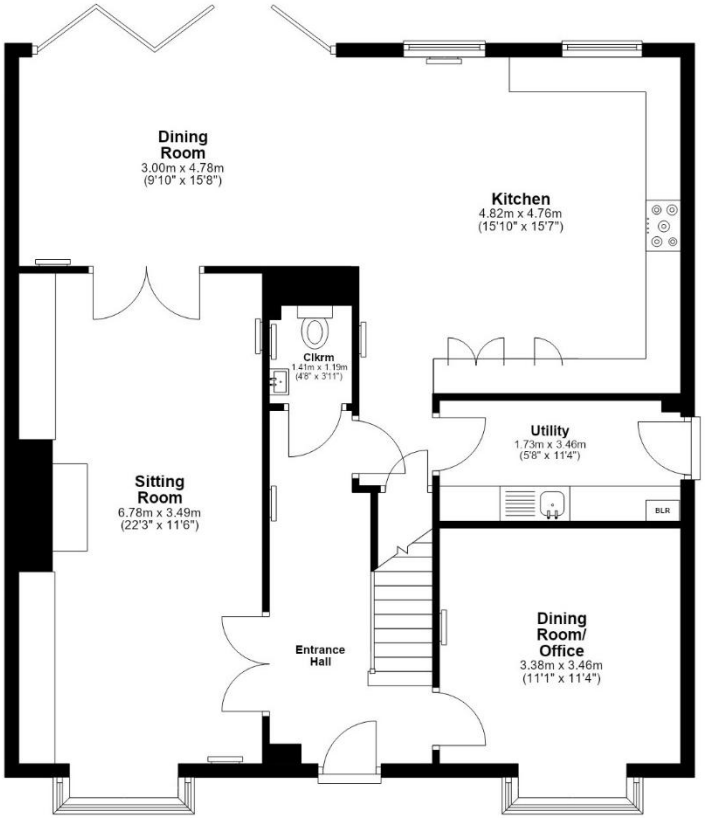
EPC – B (85).

Guide Price £865,000



Main area: Approx. 176.4 sq. metres (1898.6 sq. feet)

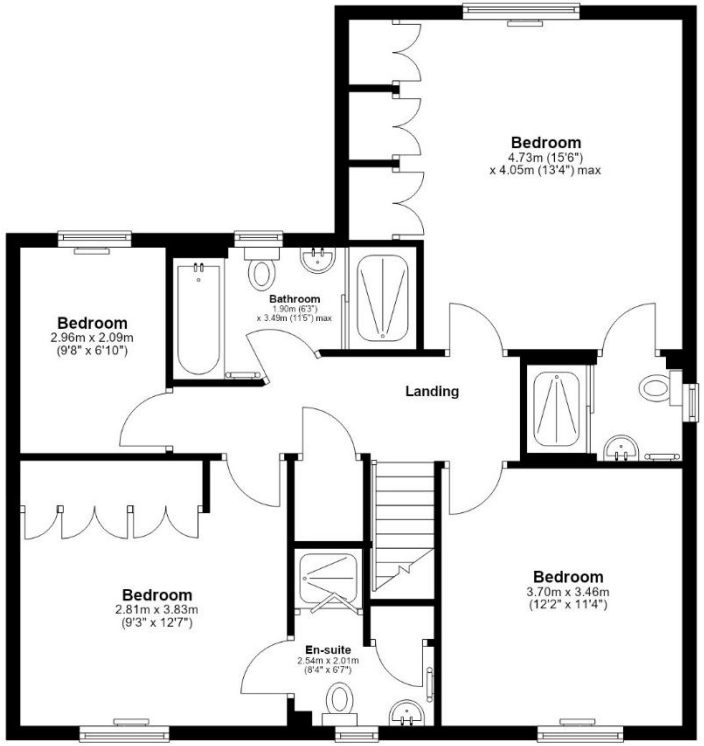
Plus garages, approx. 19.5 sq. metres (210.4 sq. feet)



Ground Floor

Main area: approx. 96.9 sq. metres (1042.5 sq. feet)

Plus garages, approx. 19.5 sq. metres (210.4 sq. feet)



First Floor

Approx. 79.5 sq. metres (856.1 sq. feet)







Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk