



25 Quail Meadows, Tetbury, Gloucestershire, GL8 8PQ

Detached modern house
5 bedrooms
Dual-aspect living room with log burner
Open plan kitchen/dining room
Bathroom and en-suite
Double garage and store/workshop
Driveway parking
Enclosed rear garden
Popular close on the edge of town
Level walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £600,000

Approximately 1,488 sq.ft excluding garage and store



‘Set within a popular cul-de-sac positioned on the edge of town, this detached modern house offers 5 versatile bedrooms plus excellent external storage with a double garage and store/workshop’

The Property

This detached modern house is situated within a popular close positioned close to the rural edge of Tetbury whilst also being located within level walking distance to the town centre. The property offers sizable accommodation benefitting from a loft conversion and a remodelled open plan kitchen/dining room. Spanning over the three floors, the accommodation extends to around 1,488 sq.ft.

The ground floor configuration includes an entrance hall with WC off, a dual-aspect living room complete with a wood-burning stove and patio doors to the garden, plus the open plan kitchen/dining room which features a range of fitted units. On the first floor, there are three bedrooms including the main bedrooms which has an en-suite shower room. The family bathroom has a shower over the bath. On the top floor, there are two further versatile bedrooms with views across the rooftops to the surrounding countryside.

The property has fantastic storage externally. With electric doors, the double garage has been fitted with a boarded loft above whilst at the rear of the garage there is an additional store/workshop. Both have lighting, power, plus an alarm system installed. There is private driveway parking for several vehicles in front of the garage. The rear garden has side access and is fully enclosed laid mostly to lawn with a patio terrace at the side. There are wonderful, mature wisterias cascading over both the front and rear elevations.

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. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also 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 where there are ample opportunities for walking. Conveniently 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, drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. 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 District Council Tax Band E.

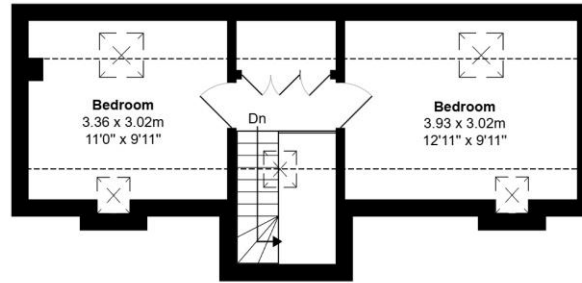
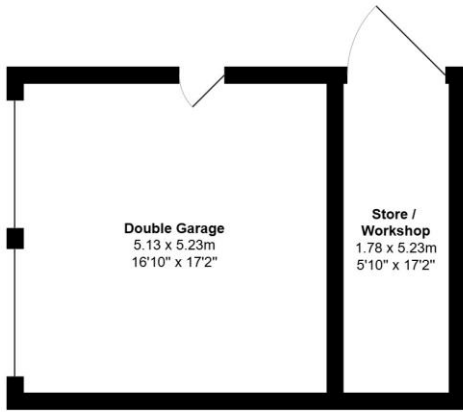
Directions

From the centre of Tetbury, follow Long Street north and take the second left hand turning on the bend signed towards Avening. Then take the next left onto Chavenage Road. Then take the left hand turn into Quail Meadows and continue to bear left to locate the property in the far left hand corner.

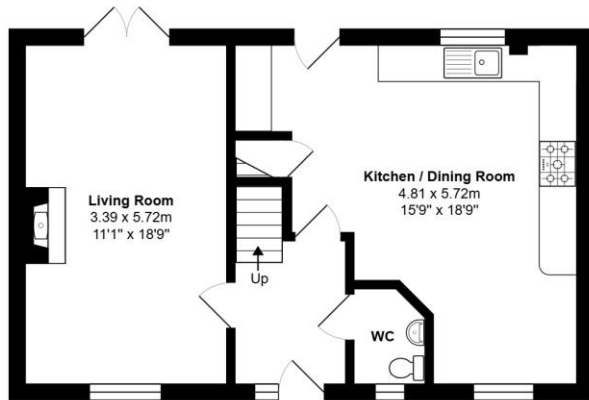
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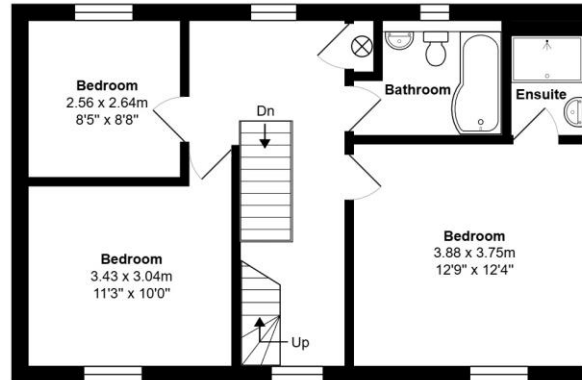




Second Floor



Ground Floor



First Floor

Total Area: 138.2 m² ... 1488 ft² (excluding double garage and store / workshop)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
Energy efficiency - boiler rating code	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	68	79
E (48-54)		
F (35-47)		
G (1-34)		

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