



22 Roseblade Walk, Tetbury, Gloucestershire, GL8 8TB

End terrace modern house
 Lovely position on the edge of town with views
 Beautifully presented
 3 bedrooms
 Triple aspect living room
 Fitted kitchen/dining room
 Bathroom and en-suite
 Garage and parking
 Countryside walks from the doorstep
 Within walking distance to the town



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £395,000

Approximately 924 sq.ft excluding garage

‘Occupying a lovely position on the edge of towns with rural views, this modern Cotswold stone house is beautifully presented throughout’



The Property

This beautifully presented end of terraced home enjoys a lovely private position on the edge of the highly anticipated Highfields development with uninterrupted views over the adjoining farmland. There is immediate access onto public footpaths through the countryside and yet the property is also within level walking distance away from many amenities. Built in 2018 by Miller Homes, the property has attractive elevations constructed of natural Cotswold stone under a tiled roof. The superbly appointed accommodation extends in all to 924 sq.ft arranged over two floors.

On the ground floor, a central storm porch opens to an entrance hall with under stairs storage and WC off. The good-sized living room is triple aspect with a charming bay window overlooking the farmland and French doors opening to the rear garden. The kitchen/dining room also has French doors to the garden and boasts a range of fitted units

with ample built-in appliances including a gas hob, washing machine, dishwasher, fridge/freezer, double oven and a water softener. From the first floor landing there is a family bathroom and three bedrooms. The principal bedroom has a double fitted wardrobe and an en-suite shower room.

There is a low maintenance front garden enclosed by box-hedging whilst the rear garden is fully enclosed by timber fencing and has been landscaped with patios, lawn and planted borders. A pedestrian gate from the garden leads to the garage which has eaves storage above and private parking in front.

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 gas central heating, mains water, electrics and drainage. There is a service charge of £187.56 p/a payable to the management company RMG for

the general maintenance and grounds keeping within the development. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band C.

Directions

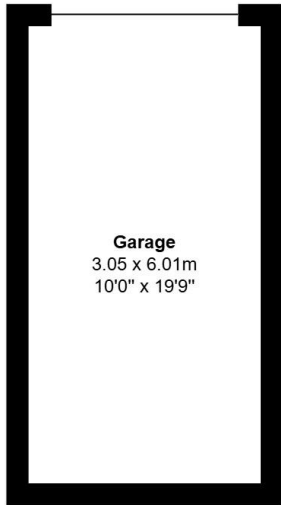
From the centre of Tetbury, take London Road towards Cirencester. Pass Tesco and the garage, and proceed straight over the two mini-roundabouts. At the third roundabout turn left into Highfields and the access to Roseblade Walk is immediately on the right. The drive to the garage/parking is the next on the right.

Postcode GL8 8TB

What3words: ///zaps.moguls.mend

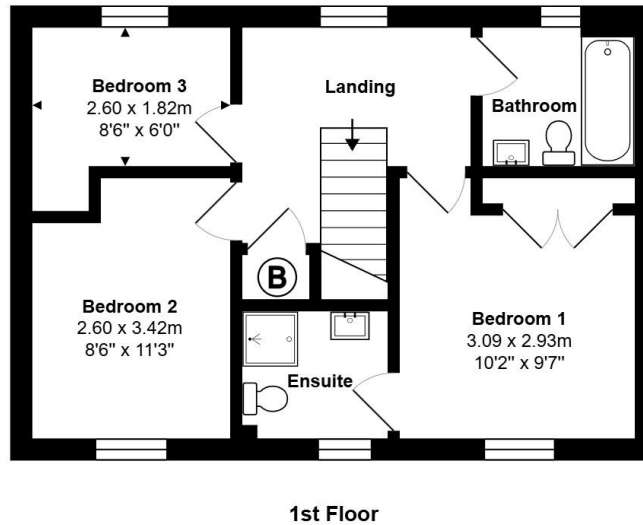
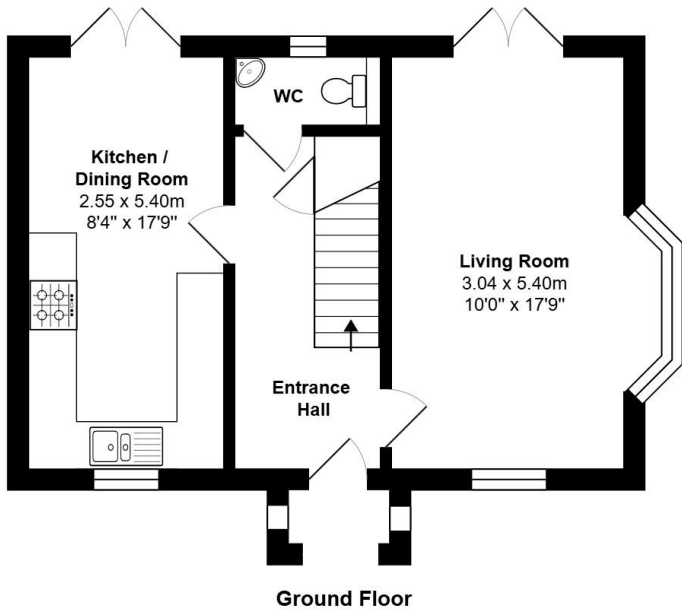


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 87.1 m² ... 938 ft² (excluding garage)

All measurements are approximate and for display purposes only



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