



Damson House, 15a Northfield Road, Tetbury, Gloucestershire, GL8 8HD

Detached house
Large 200ft south-west facing garden
3 bedrooms plus a converted loft room
2 reception rooms
Modern fitted kitchen
2 bathrooms
Range of outbuildings
Off-road parking
Popular road close to many amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £645,000

Approximately 1,594 sq.ft excluding outbuildings

‘Boasting a fantastic 200ft south-west facing garden, this detached house is very well-presented with generous proportions throughout’

The Property

Damson House is a detached 1950s built house positioned down a popular road close to many amenities and the town centre. The property is accompanied by a wonderful c.200ft mature garden enjoying a sunny aspect. Internally, the accommodation is very well-presented and spacious extending in to around 1,600 sq.ft.

The ground floor layout flows superbly from room to room comprising two reception rooms and a kitchen. The living room is positioned at the front with fitted storage, whilst the dining room features a cosy wood-burning stove and patio doors connecting to the garden. The kitchen is modern fitted with a range of units and an accompanying rear lobby with WC off. On the first floor there are three double bedrooms while the loft has been converted able to accommodate an occasional bedroom/hobby room. There is a family bathroom as well as a additional shower room on the first floor.

Externally, there is private off-street parking over a gravelled driveway and side access to the garden. The garden is a particular feature and a rarity for a town location. Positioned for a south-west facing aspect, the garden has been thoughtfully landscaped into various areas to benefit the sun. Adjoining the back of the house there is a large patio terrace with veranda over allowing the area to be used as an extension of accommodation, ideal for entertaining. There are two main lawn areas bound by well-established borders. Within the garden there a several useful outbuildings including a large utility/workshop which has power, lighting and water connected. There is also a timber shed, greenhouse and a summerhouse.

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 central heating, mains water, electrics and

drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band D.

Directions

From the Market Place in the centre of Tetbury head down Chipping Street past the car park to the foot of the hill. Pass The Royal Oak public house and take the next left into Northfield Road and climb the hill. Follow the road around the corner and locate the property on the right hand side.

Postcode GL8 8HD

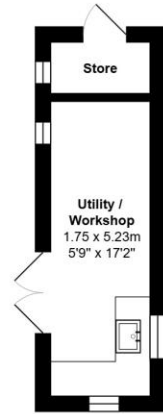
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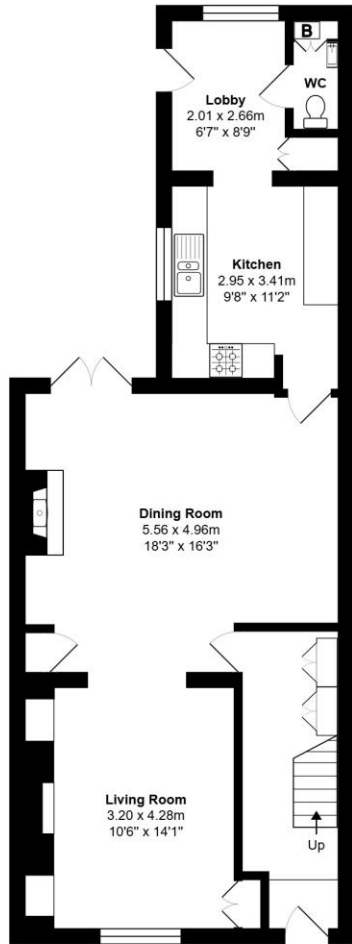


Total Area: 148.0 m² ... 1594 ft² (excluding outbuilding)

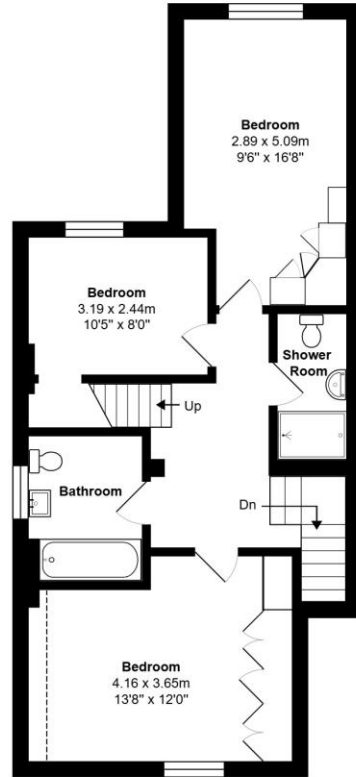
All measurements are approximate and for display purposes only



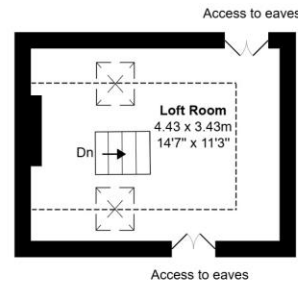
Outbuilding
Not shown in actual location.



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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