



Garstons, Charlton Road, Tetbury, Gloucestershire, GL8 8DX

Detached bungalow
Tucked away, hidden location
Conveniently located close to the town centre
Spacious and beautifully presented
4 bedrooms, 2 bathrooms
Living room
Aga kitchen/dining room
Private, wonderful landscaped gardens
Parking and garage



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £875,000

Approximately 1,511 sq.ft excluding garage

‘Tucked away out of sight and conveniently close to the town centre, this detached bungalow is most deceptive with immaculate accommodation and beautiful wraparound private gardens’

The Property

Garstons is a most deceptive detached property discreetly tucked away yet conveniently situated just a short walk from Tetbury town centre. The spacious accommodation extends to over 1,500 sq.ft and is superbly presented throughout.

The accommodation includes a country style fitted kitchen with an Aga, flagstone flooring, and granite worktops over a range of fitted units. The spacious living room has a fireplace and double doors opening to the garden. The bedroom accommodation comprises four bedrooms, a shower room and en-suite to the principal bedroom. The fourth bedroom is currently fitted as a study.

The property is approached by a private lane serving only a handful of properties. A private driveway provides parking for 4 cars in front of a detached garage which has power connected. An archway leads to the charming

front garden and the main garden is arranged to the rear and side. The gardens have been landscaped into a private haven of mature fern trees, raised planters, sun terraces and water features throughout.

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, shooting and



hunting. 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-fired heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band E.

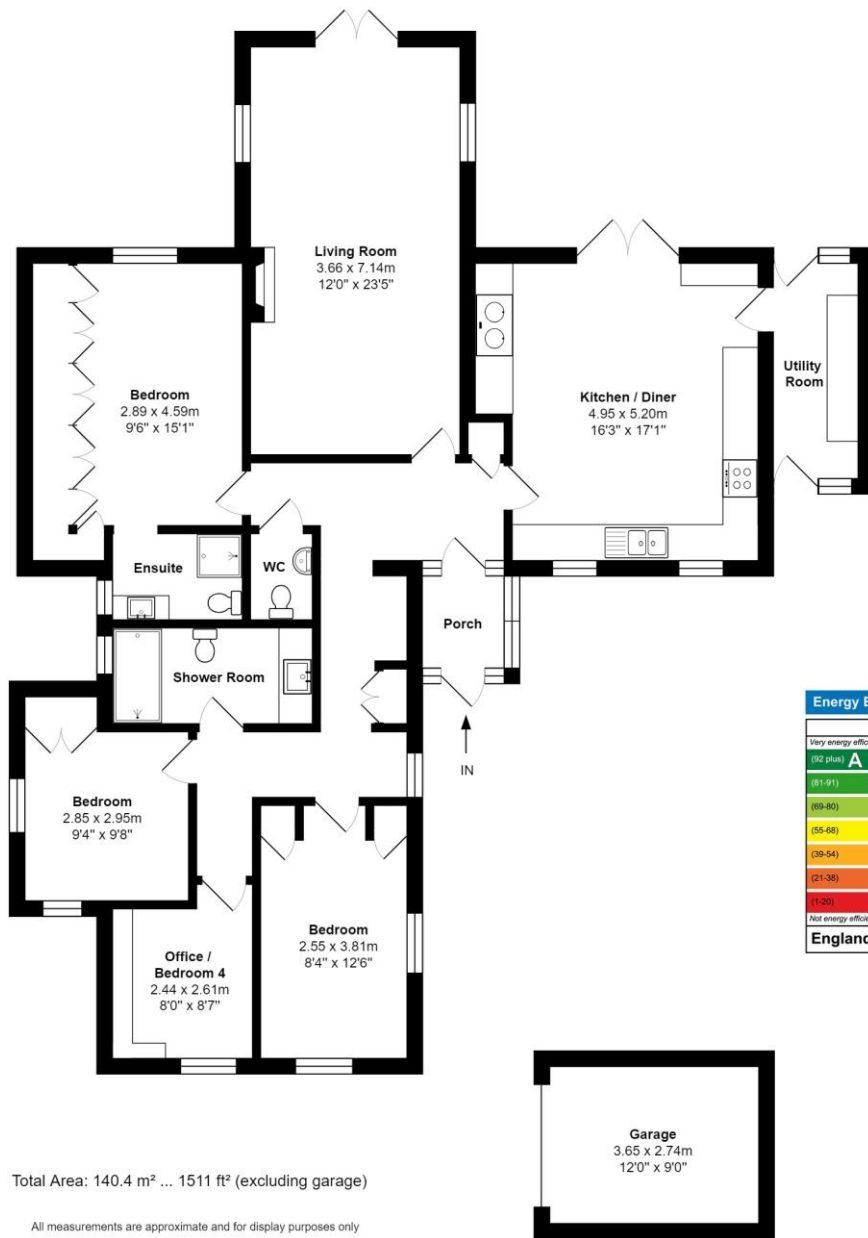
Directions

From Long Street, head north and take the left hand turn towards Wotton-under-Edge onto New Church Street. Proceed down the hill onto Charlton Road and take the right hand private lane with the railings on the right. Locate the property as the last one on the left hand side.

Postcode GL8 8DX

What3words: ///edge.munch.banter





Total Area: 140.4 m² ... 1511 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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