



Newhaven, The Berrells, Tetbury, Gloucestershire, GL8 8ED

Detached chalet home  
Highly desirable no-through lane  
10-minute walk to the town centre  
3 double bedrooms  
Bathroom and shower room  
Open plan kitchen/family room  
Dual-aspect living room  
Ample off-street parking and garage  
Shepherd hut/home office  
Private and secure front and rear gardens



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £625,000**

Approximately 1,179 sq.ft excluding garage

‘Situated within this highly desirable private no-through lane beside the Cutwell valley, this detached chalet home enjoys a great deal of privacy’



## The Property

Newhaven is a detached chalet home nestled within a highly desirable and peaceful area of Tetbury. The Berrells is a private no-through lane situated beside the beautiful Cutwell valley whilst the town centre is only a 10-minute walk away. Formerly a bungalow which was significantly extended including a loft conversion, the property sits comfortably within a private plot benefitting from both front and rear gardens. The accommodation extends to around 1,179 sq.ft across the two floors.

The living accommodation principally comprises two large, dual-aspect open plan rooms. The kitchen adjoins a family room with patio doors leading out to a sheltered timber decking perfectly designed for 'inside-outside' living. The living room layout includes a cosy sitting area plus an all-weather conservatory overlooking the rear garden. There is a ground floor bedroom alongside a shower room offering versatility as a 'future proof' home.

Upstairs, there are two further double bedrooms and a bathroom.

Newhaven has the excellent advantage of plenty of private parking. In addition to a gated front driveway, there is a rear driveway in front of a detached garage. The garage has lighting and power connected. A converted shepherds hut is positioned by the front driveway which also has power connections making it a charming home office. The private and secure rear garden has been thoughtfully landscaped with a patio terrace and lawn framed by vibrant borders.

## 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 central 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 website, please check the website for more information. Cotswold District Council Tax Band D.

## Directions

From the town centre, follow the A433 towards Bath crossing over the bridge towards the edge of town. Take the right hand turn onto Berrells Road and then take the private lane into The Berrells on the right. The property is located towards the end of the lane on the left.

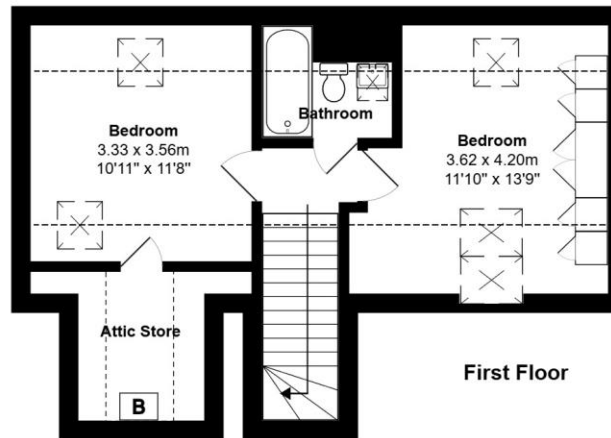
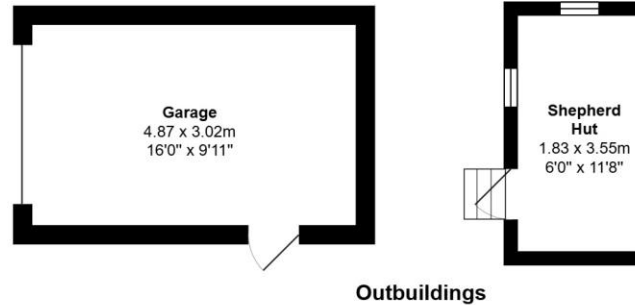
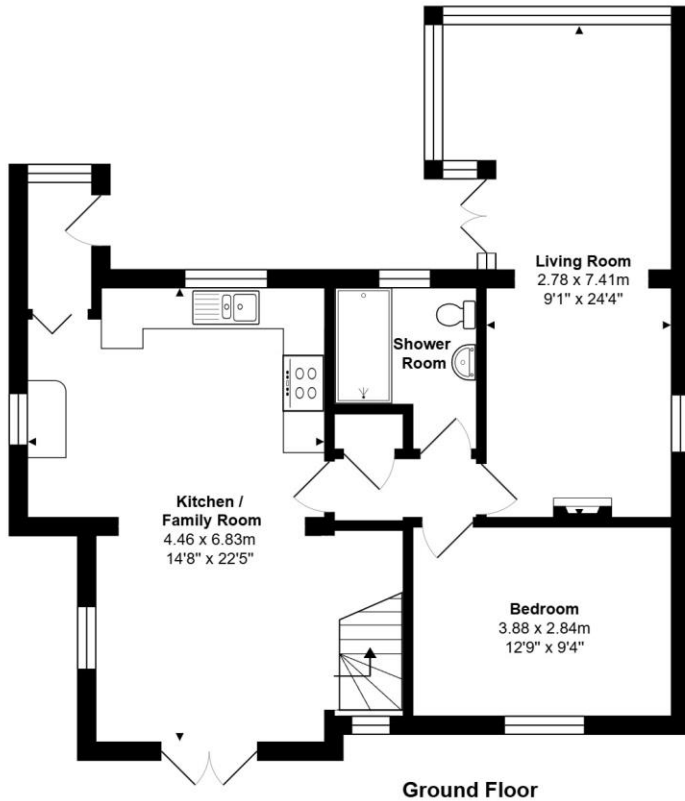
Postcode GL8 8ED

What3words: ///tiptoes.charging.mows



Total Area: 109.5 m<sup>2</sup> ... 1179 ft<sup>2</sup> (excluding attic & outbuildings)

All measurements are approximate and for display purposes only



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



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