



Sunhaven, 27 The Street, Shipton Moyne, Tetbury, Gloucestershire, GL8 8PN



Detached bungalow  
Mature 0.20 acre plot  
Prime potential to redevelop into a large home  
2 bedrooms  
Living room and conservatory  
Dual gated driveways  
Sought-after Cotswold village



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**Offers in excess of £600,000**

Approximately 886 sq.ft

‘Set within a large well-established 0.20 acre plot, this detached bungalow lends itself for prime redevelopment into a large home, subject to planning’



### The Property

Sunhaven is a detached bungalow situated in the very highly sought-after Cotswold village of Shipton Moyne. The bungalow offers well-maintained cosy accommodation; however, it sits comfortably within a large 0.20 acre plot and offers great scope to be redeveloped into a larger home, subject to planning.

Built in the 1960s, the property has been retained within the same family ownership and is available to the market for the first time. As it stands, the accommodation extends to around 886 sq.ft to include a living room, kitchen/breakfast room, conservatory, two bedrooms, a bathroom fitted as a shower room, and a utility room beside a rear lobby.

The large well-established gardens are an excellent feature of the property wrapping around mostly to the southerly aspect. There are two driveway entrances set behind gates providing off-street parking for multiple vehicles.

### Situation

Shipton Moyne is a beautiful and sought after Cotswold village situated 3 miles south of Tetbury. The popular Cat and Custard Pot pub is situated a few doors from the property whilst the village also has a village hall, church and a playing field. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops including Waitrose and Tesco supermarkets, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 20 minutes' drive providing

easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble.

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. 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, please see the website for more information. Cotswold District Council Tax Band D.

### Directions

From Tetbury, follow the A433 towards

Bath and take the first left hand turning after about a mile towards Shipton Moyne. Follow the lane to Shipton Moyne and enter the village. Pass The Cat and Custard Pot pub and locate the property on the bend on the left -hand side.

Postcode GL8 8PN

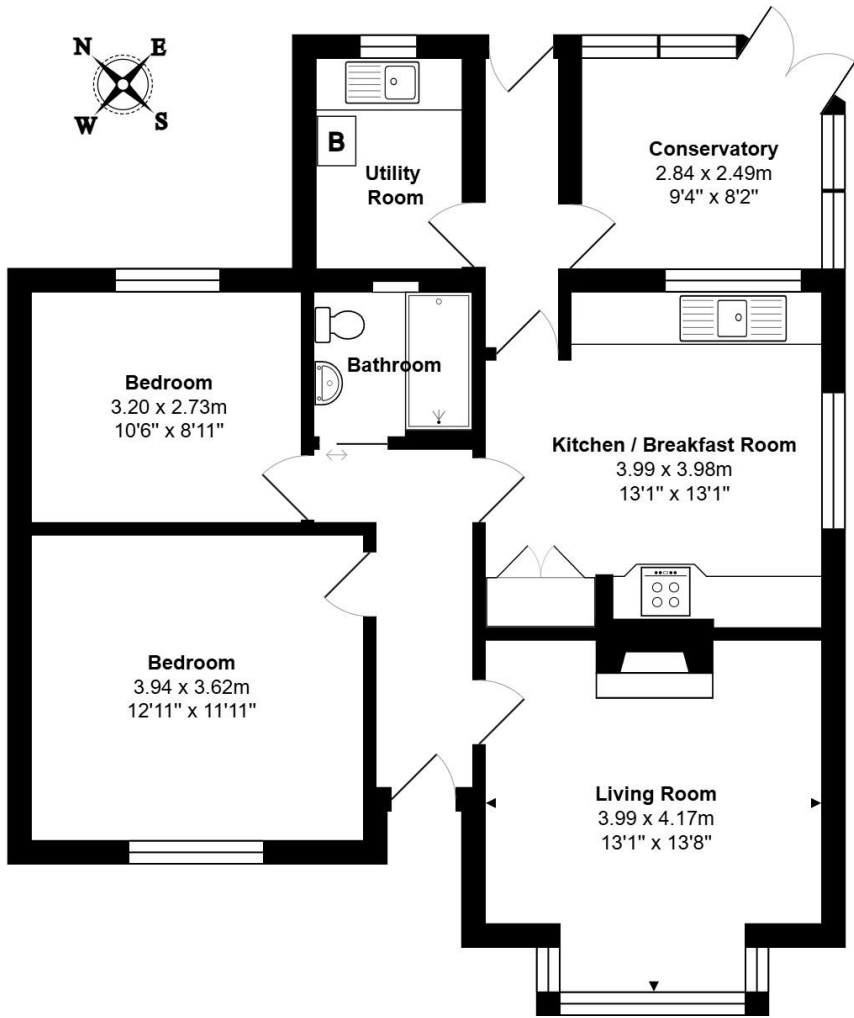
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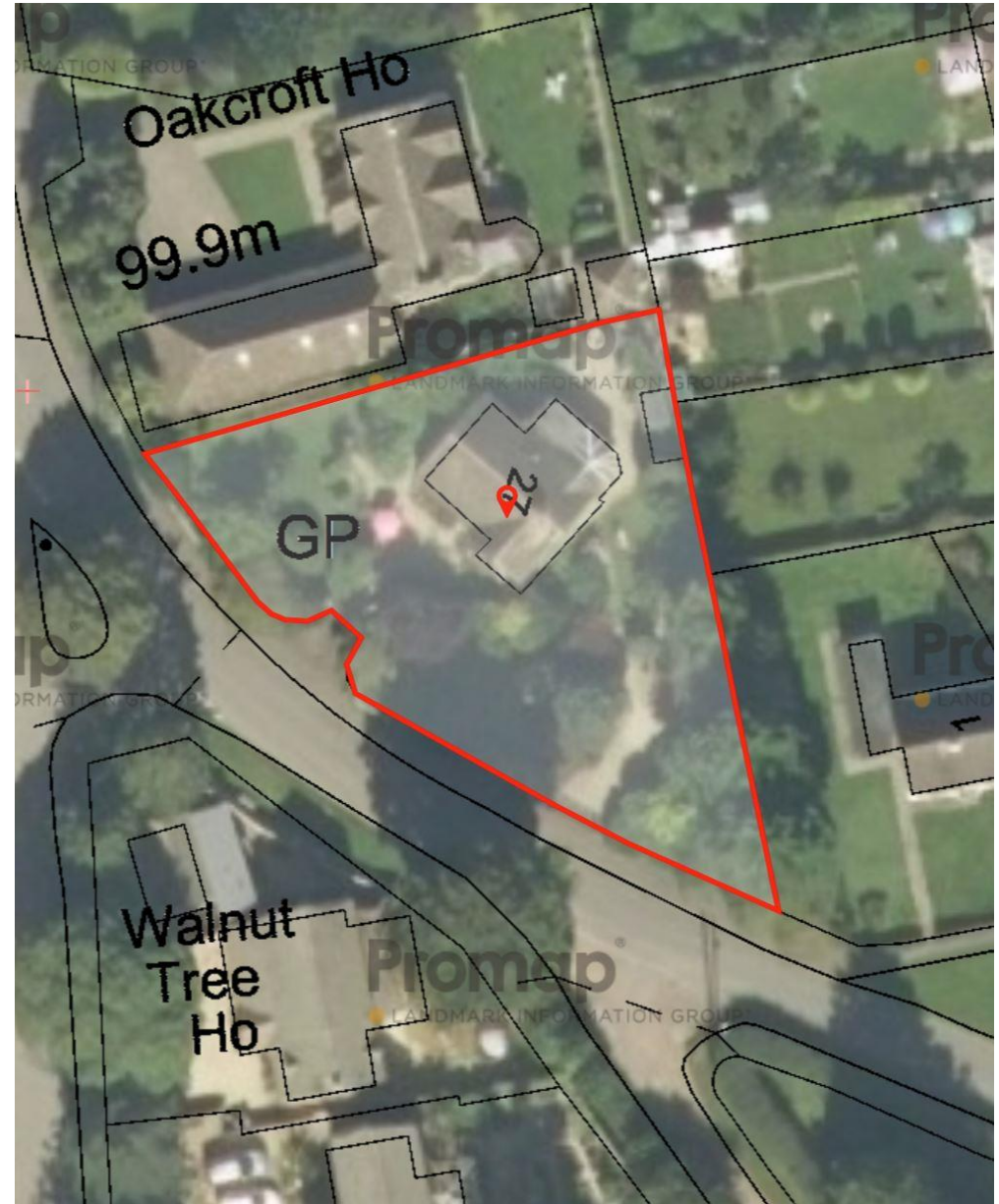




Total Area: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup>

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		74
55-68	D		
39-54	E	50	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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