



2 Havenhill Road, Tetbury, Gloucestershire, GL8 8TD

Attractive double-fronted Cotswold stone house
Former show home built in 2016
3 bedrooms, 2 bathrooms
Triple-aspect living room
Kitchen/dining room with integrated appliances
Enclosed rear garden
Garage and parking
Easy access to countryside walks
Walking distance to amenities
No onward chain



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

Approximately 940 sq.ft excluding garages



‘An attractive double-fronted Cotswold stone house enjoying the best of both worlds with direct access onto countryside walks and the convenience of town living’

The Property

This attractive Cotswold stone double-fronted semi-detached house was the former show home of the highly anticipated Highfields development built in 2016. The property is beautifully presented throughout and offers the town lifestyle with the convenience of amenities close by as well as backing onto fields with countryside walks to enjoy. The accommodation is well-appointed with an excellent configuration extending to around 940 sq.ft.

The ground floor opens to a central entrance hall with under-stairs storage and a WC off. The living room is triple-aspect with a charming bay window overlooking the side garden and double patio doors leading to the rear garden. The kitchen/dining room is dual-aspect also featuring double doors to the garden. The kitchen incorporates an integrated fridge/freezer, dishwasher, electric hob, double oven and a washing machine.

Upstairs, there are three bedrooms. The main bedroom of which has fitted wardrobes and an en-suite shower room. The stylish family bathroom is fitted with a shower over the bath.

Externally, there is rear parking behind the property as well as a garage. A rear gate from the parking area leads into the garden. The garden is wholly enclosed offering great privacy and security laid mostly to lawn with mature trees.

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-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. There is a service charge for the development of £192

p/a. Superfast broadband is available and there is good 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 C.

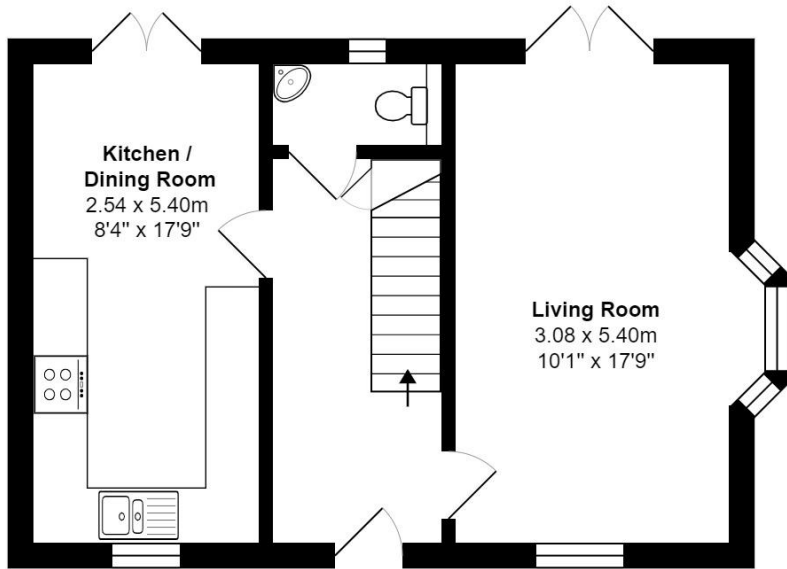
Directions

From the town centre, follow London Road towards Cirencester to leave the town. At the final roundabout by Audi, take the left hand turn into Havenhill Road and locate the property as the very first on the right hand side. The parking and garage is located behind the property accessed by the next private drive.

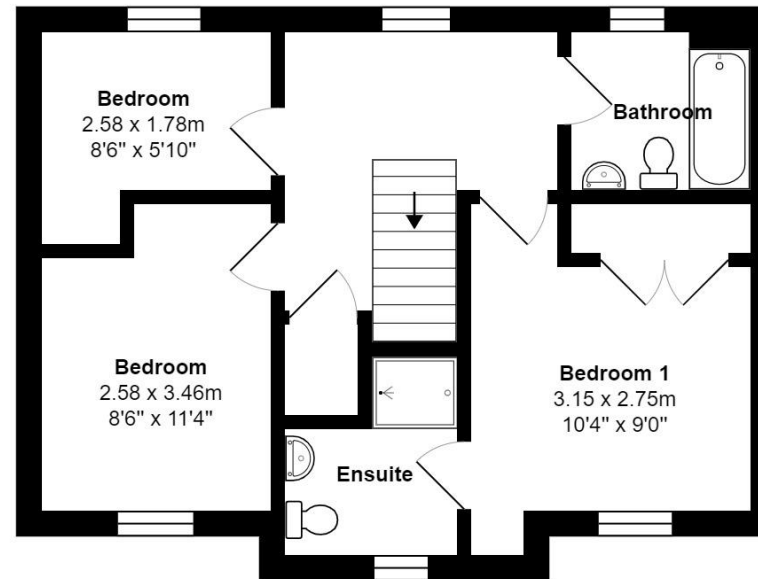
Postcode GL8 8TD

What3words: ///bandstand.link.fidget





Ground Floor



First Floor

Total Area: 87.3 m² ... 940 ft²

All measurements are approximate and for display purposes only

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	

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