



JAMES PYLE & CO.

11 Clothiers Close, Tetbury, Gloucestershire, GL8 8FN

Semi-detached Cotswold stone house  
Immaculately presented throughout  
4 bedrooms, 2 bathrooms  
Kitchen/dining room  
Living room  
Utility room and downstairs WC  
Beautifully landscaped south-west garden  
Large driveway and garage  
Walking distance to Cotswold town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £530,000**

Approximately 1,261 sq.ft.

‘An immaculately presented semi-detached Cotswold stone house with a beautiful south-west facing garden, large driveway and garage.’

### The Property

11 Clothiers Close is a semi-detached Cotswold stone house tucked away at the end of a no-through cul-de-sac within the popular Amberley Park development built in 2018 by Bewley Homes. The property is immaculately presented inside and out having been superbly maintained since new. Internally, the accommodation is arranged over two floors extending to 1,261 sq.ft. The property is situated towards the edge of town with easy access to countryside walks in addition to communal greens to enjoy, equally the town centre is within walking distance.

On the ground floor, a spacious entrance hall has stairs up to the first floor with an understairs cupboard and downstairs WC. The front living is of good size whilst at the rear there is an open plan kitchen/dining room with patio doors flowing out to the sunny garden. The kitchen is well-equipped with integrated appliances and complimented by an adjoining utility room with side access in from the driveway for convenience. On the first floor there are four bedrooms all

benefiting from fitted wardrobes. The family bathroom has a shower over the bath, while the principal bedroom has an en-suite shower room.

A large tandem driveway is positioned to the side of the house providing private parking for several vehicles in addition to the 19ft5 garage which has power, lighting, and eaves storage above. The rear garden is a particular feature enjoying a lovely south-west facing aspect. The garden has been beautifully landscaped with a patio terrace featuring external uplighting, and a lawn bound by vibrant flower bed 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. Waitrose at Malmesbury and Cirencester.

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.

### Tenure & Services

We understand the property is Freehold with D

mains gas heating through a combi-boiler, mains drainage and water. There is a service charge for the development contributing to the communal grounds of £215.76 p/a through Sennen Property Management.

### Directions

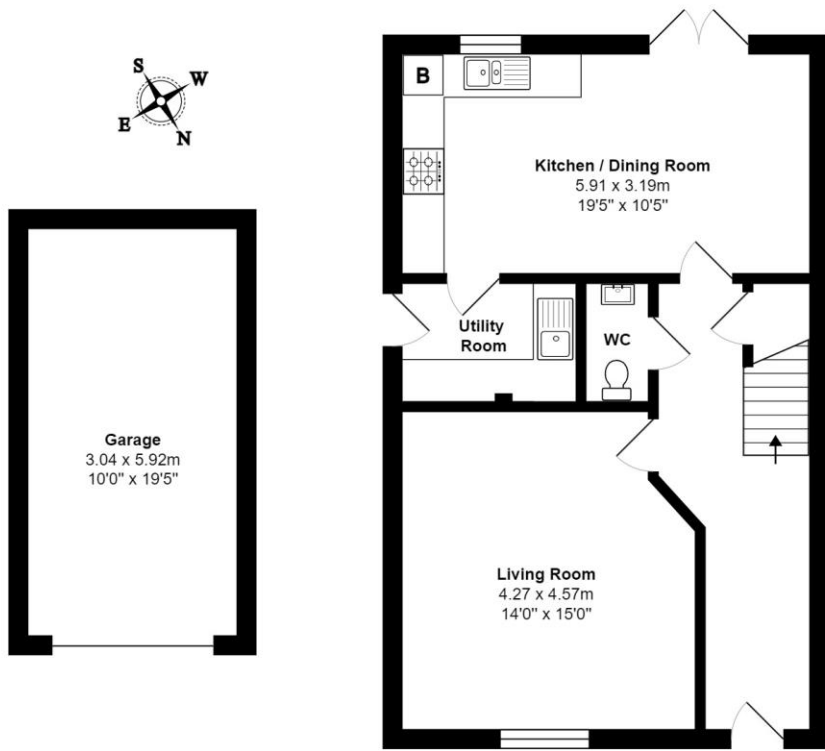
From the town centre, follow London Road towards Cirencester. Pass over the two mini roundabouts then take the next right hand turn into Mercer Way. Bear right into Hatter Close and continue into Clothiers Close to locate the property towards the end on the right. Postcode GL8 8FN. What3words: ///tabs.study.endlessly

### Local Authority

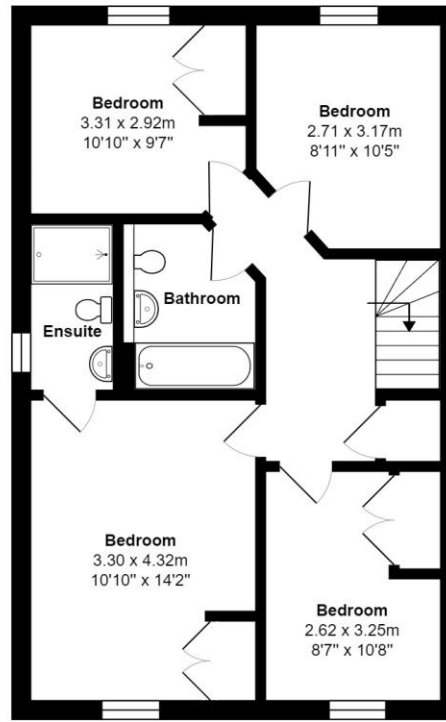
Cotswold District Council

### Council Tax Band





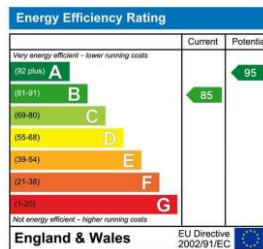
**Ground Floor**



**First Floor**

Total Area: 117.2 m<sup>2</sup> ... 1261 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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