

13 Old Ilsom Farm Road, Ilsom, Tetbury, Gloucestershire, GL8 8RZ

Well-proportioned detached house
Attractive Cotswold stone elevations
Built in 2020 by Lioncourt Homes
4 double bedrooms, 3 bathrooms
2 reception rooms

Desirable open plan kitchen/family room
Garage and private parking
Good-sized south-west facing garden
Rural edge of town position



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £825,000

Approximately 1,913 sq.ft excluding garage

‘Positioned on the rural edge of town within a small select close built in 2020, this attractive Cotswold stone detached house boasts excellent proportions throughout’

The Property

This superbly appointed detached house was built in 2020 by Lioncourt Homes positioned within a lovely small development on the rural edge of Tetbury. Constructed with attractive Cotswold stone elevations in The Walnut design, the property boasts an excellent well-configured layout internally with well-proportioned rooms throughout extending to around 1,900 sq.ft arranged over two floors.

The ground floor opens to an entrance hall with a downstairs WC off and reception rooms either side. A versatile study/playroom is positioned at the front with a charming bay window, whilst double glazed doors open to the spacious living room which also features a front bay window in addition to a contemporary style electric fire. Further double doors connect through to the desirable open plan kitchen/family room complete with bi-folding doors flowing out to the garden. The kitchen is well-equipped and accompanied by an adjoining utility room with convenient side access in. On the first floor, there are four double bedrooms, two of which benefit

from en-suite shower rooms whilst the principal bedroom also boasts fully fitted wardrobes. The family bathroom is equipped with both a bath and shower unit.

Positioned to the side of the house, there is a garage with a tandem driveway in front providing private off-street parking. Visitor parking is available within the close. The garage has power, lighting and eaves storage above. There is small front garden whilst the rear garden is of good-sized and enjoys a south-west facing aspect. The garden has been landscaped to include a patio terrace off the kitchen bi-folds and a large lawn.

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.

Tenure and Services

We understand the property is Freehold with mains gas central heating and all other mains services connected. The access road is private and there is a service charge of c.£180 per

quarter contributing to the maintenance of the road and visitor parking area. Broadband is available and 4G mobile phone coverage. Please check the Ofcom website for speeds. Planning has been approved within the field behind the property with no date set for building to commence.

Directions

From Tetbury market place, follow Chipping Street down the hill and continue onto Cirencester Road. Continue to follow the road to the very edge of town and take the last right hand turn onto Old Ilsom Farm Road. Bear right and locate the property on the right hand side. Postcode GL8 8RZ.
What3words: ///vague.braked.polishing

Local Authority

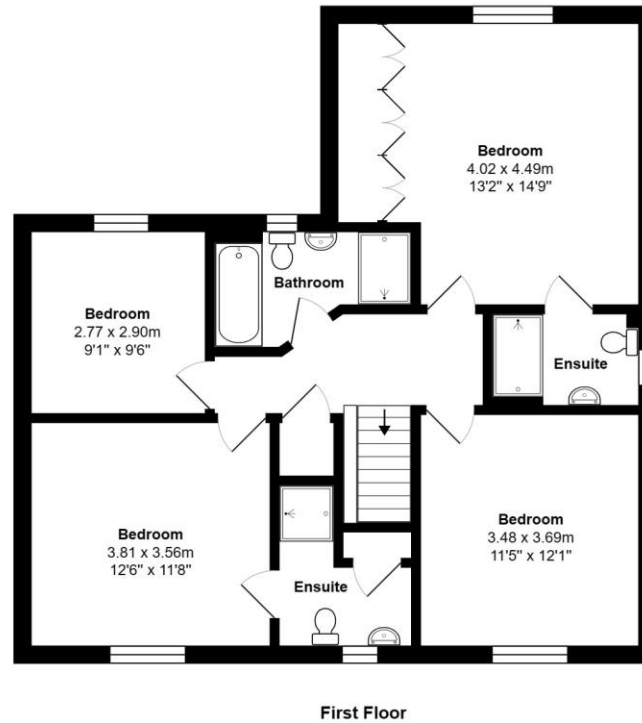
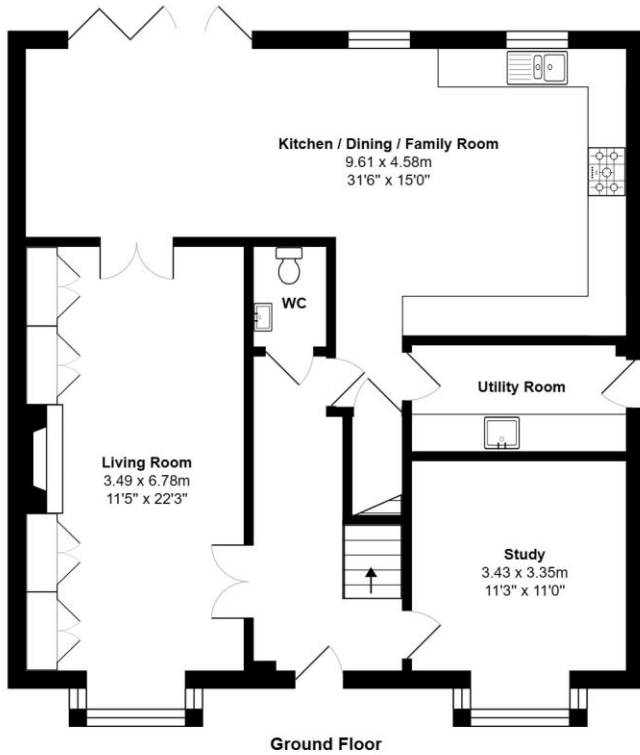
Cotswold District Council

Council Tax Band

F

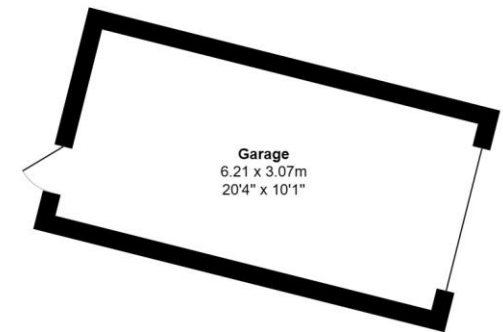


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 177.7 m² ... 1913 ft² (excluding garage)

All measurements are approximate and for display purposes only



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