



20 Havenhill Road, Tetbury, Gloucestershire, GL8 8TD

Detached natural stone house
Peaceful position overlooking a wildlife green
3 bedrooms, 2 bathrooms
Excellent garden studio with power
Garage and parking
Dual-aspect living room and kitchen/dining room
West-facing garden
Sought-after Highfields development on the edge
of Tetbury



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £450,000

Approximately 939 sq.ft excluding garage
and studio

‘Occupying a peaceful position hidden away and overlooking a wildlife green, this natural stone detached house benefits from a garden studio, garage and parking’

The Property

This detached natural stone house occupies an excellent, tucked away position overlooking a large mature green within the highly desirable Highfields development located on the rural edge of Tetbury. Built in 2018 by Miller Homes, the property offers well-appointed accommodation as well as a garage, private parking and a fantastic garden studio.

The ground floor has a central entrance hall with WC off. The living room is dual-aspect with a stylish contemporary burner at the focal point. The kitchen/dining room is also dual-aspect and well-fitted with modern units. The configuration flows superbly with both of the principal rooms connecting to the rear garden through double doors. On the first floor, there are three bedrooms. The family bathroom has a bath whilst the main bedroom benefits from an en-suite shower room.

The rear garden enjoys a westerly aspect and is fully enclosed, landscaped with a patio terrace, lawn and raised borders. Within the garden, there is the excellent addition of the garden studio which has been utilised as a bar/entertaining area. The studio has power and lighting connected. The garden is accessible by a side gate whilst to the other side there is a useful bin store area. Behind the property, there is a garage with private driveway parking.

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

We understand the property is Freehold

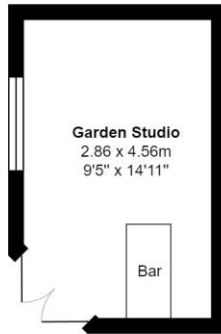
with mains gas heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and very good mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. The development is managed by RMG. Cotswold District Council Tax Band D.

Directions

From the centre of Tetbury, take London Road towards Cirencester. Pass Tesco, and proceed straight over the two mini-roundabouts. At the third roundabout turn left into Highfields. Continue along the road and locate the property on the right hand side by the large open green.
Postcode GL8 8TD.

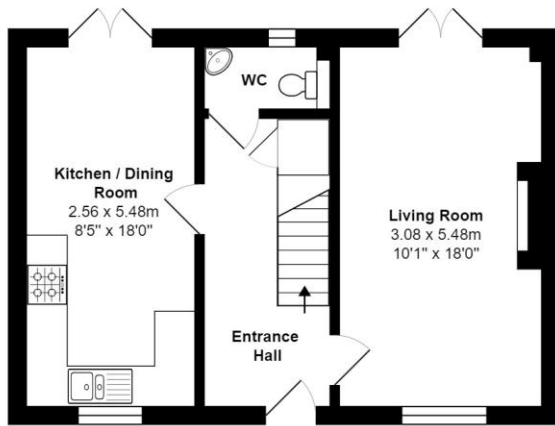
What3words: ///ditching.coasted.flashback



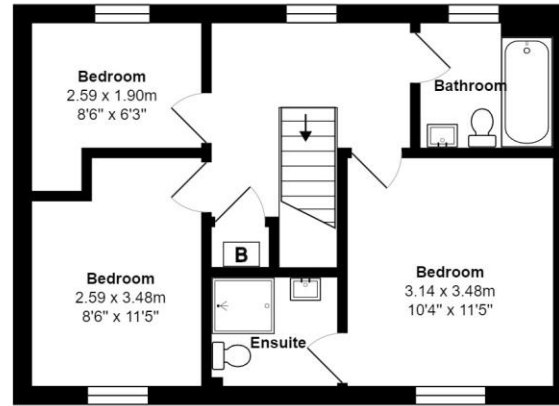


Total Area: 87.3 m² ... 939 ft² (excluding garden studio)

All measurements are approximate and for display purposes only



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	83	
(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	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577