



5 Cherry Orchard Road, Tetbury, Gloucestershire, GL8 8HX

Semi-detached modern house
 Extended and upgraded accommodation
 4 bedrooms, 2 bathrooms
 Kitchen/breakfast room open plan to dining room
 2 further reception rooms
 Landscaped 'indoor-outdoor' garden
 Private driveway parking
 Short level walking distance to the town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £565,000

Approximately 1,676 sq.ft

‘Set within a convenient, short level walk from the town centre, a greatly improved semi-detached house with extended, family-sized accommodation’



The Property

This semi-detached modern house has been greatly improved and extended creating an excellent family-sized home located just a short level walk from the centre of Tetbury and the primary school. Offering over 1,675 sq.ft of accommodation, the newly configured layout flows superbly from room to room incorporating open plan areas and separate rooms ideal for modern family living arrangements. Other upgrades include new flooring throughout, new doors, refitted bathrooms and kitchen.

The entrance hall opens to two front reception rooms comprising a spacious living room and versatile family room with red-brick fireplace. The kitchen/breakfast room is well-fitted with integrated appliances, a breakfast bar, and opens to a dining room with double patio doors leading out to the garden. There is a rear lobby, utility room, and a WC. On the first

floor, there are four bedrooms all with built-in storage. The principal bedroom benefits from an en-suite shower room and there is a family bathroom off the landing. The attic has been insulated and boarded with a drop down ladder and lighting.

In front of the house, there is driveway parking for two cars and a small front lawn. The rear garden is a great addition having been thoughtfully landscaped with a raised composite decking area creating an idyllic 'indoor-outdoor' area to enjoy. Steps lead down to a good-sized lawn which is fully enclosed by walling.

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.

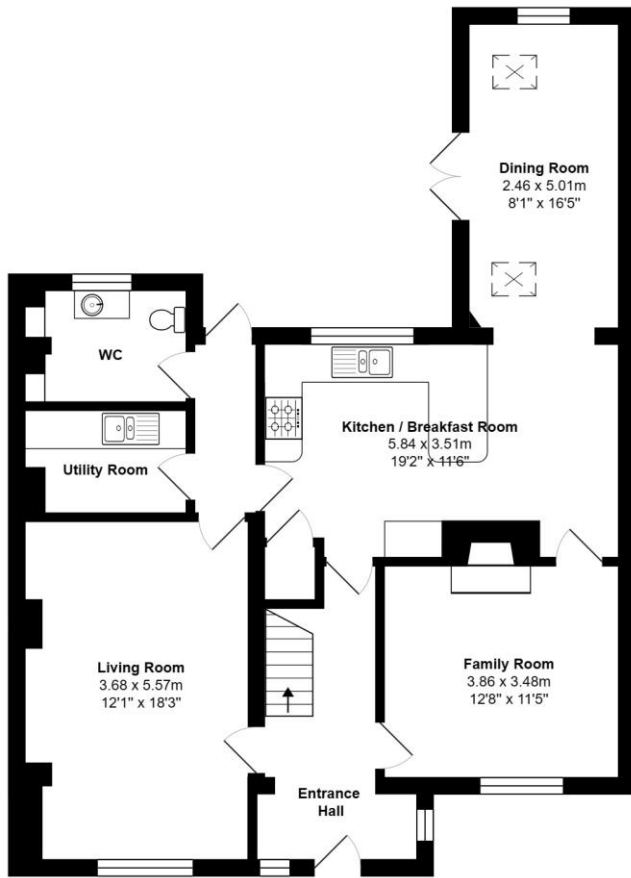
Additional Information

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

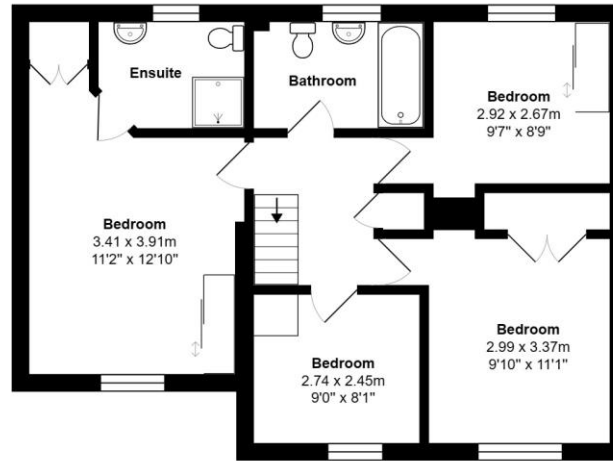
Directions

From the centre of town, follow Long Street north and bear right onto London Road heading towards Cirencester. After the traffic lights, take the next right onto Priory Way. Then take the second left into Cherry Orchard Road to locate the property on the left. Postcode GL8 8HX.
 What3words: ///petulant.pint.apples





Ground Floor



First Floor

Total Area: 155.7 m² ... 1676 ft²

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		85
(69-80)	C	69	
(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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