



Newhaven, The Berrells, Tetbury, Gloucestershire, GL8 8ED

Detached chalet home
Highly desirable no-through lane
10-minute walk to the town centre
3 double bedrooms
Bathroom and shower room
Open plan kitchen/family room
Dual-aspect living room
Ample off-street parking and garage
Shepherd hut/home office
Private and secure front and rear gardens



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: £665,000

Approximately 1,179 sq.ft excluding garage

‘Situated within this highly desirable private no-through lane beside the Cutwell valley, this detached chalet home enjoys a great deal of privacy’



The Property

Newhaven is a detached chalet home nestled within a highly desirable and peaceful area of Tetbury. The Berrells is a private no-through lane situated beside the beautiful Cutwell valley whilst the town centre is only a 10-minute walk away. Formerly a bungalow which was significantly extended including a loft conversion, the property sits comfortably within a private plot benefitting from both front and rear gardens. The accommodation extends to around 1,179 sq.ft across the two floors.

The living accommodation principally comprises two large, dual-aspect open plan rooms. The kitchen adjoins a family room with patio doors leading out to a sheltered timber decking perfectly designed for 'inside-outside' living. The living room layout includes a cosy sitting area plus an all-weather conservatory overlooking the rear garden. There is a ground floor bedroom alongside a shower room offering versatility as a 'future proof' home.

Upstairs, there are two further double bedrooms and a bathroom.

Newhaven has the excellent advantage of plenty of private parking. In addition to a gated front driveway, there is a rear driveway in front of a detached garage. The garage has lighting and power connected. A converted shepherds hut is positioned by the front driveway which also has power connections making it a charming home office. The private and secure rear garden has been thoughtfully landscaped with a patio terrace and lawn framed by vibrant 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. 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

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 there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band D.

Directions

From the town centre, follow the A433 towards Bath crossing over the bridge towards the edge of town. Take the right hand turn onto Berrells Road and then take the private lane into The Berrells on the right. The property is located towards the end of the lane on the left.

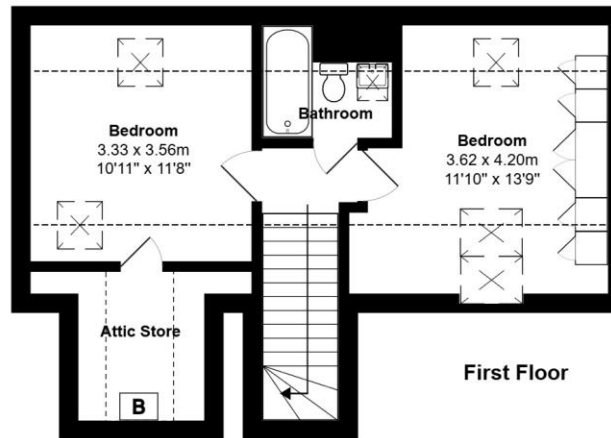
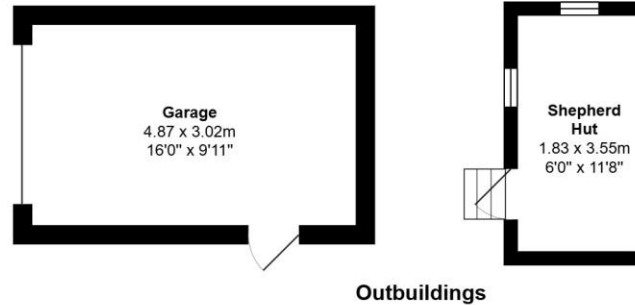
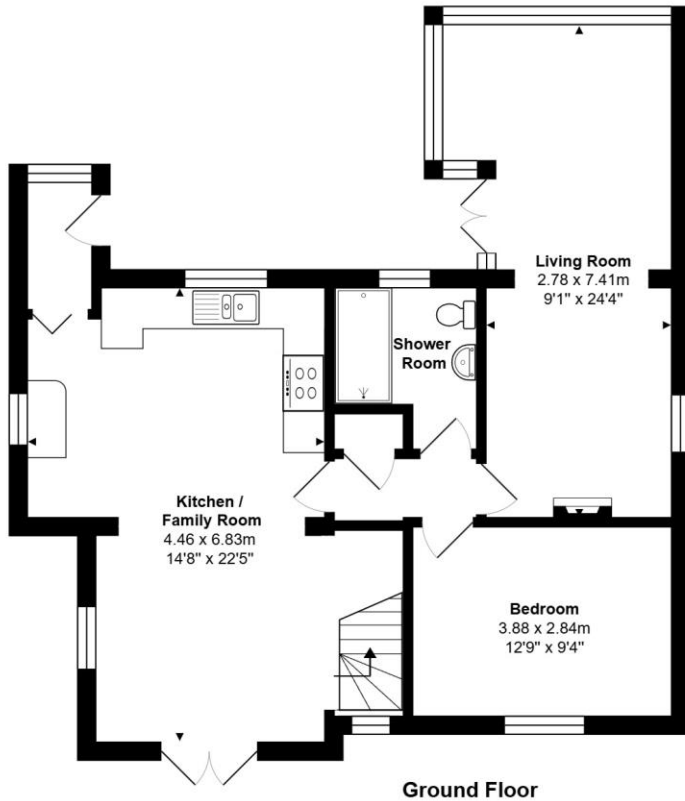
Postcode GL8 8ED

What3words: ///tiptoes.charging.mows



Total Area: 109.5 m² ... 1179 ft² (excluding attic & outbuildings)

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		81
(69-80)	C		
(55-68)	D	68	
(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