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Close House, Close Gardens, Tetbury, Gloucestershire, GL8 8DU

A truly unique opportunity to purchase a generously proportioned, detached home in the very heart of Tetbury's town centre. Offered to the market with no onward chain.

Close House is situated in one of the towns most coveted cul-de-sac's, offering a private, yet extremely convenient position just seconds walk of the town centre and all the amenities on offer. The property is understood to have been built in 1975 by the then owners of the neighbouring Close Hotel, but has been sold off independently in more recent years. It has been home to the current vendors since 2005. The accommodation reaches an impressive 2433sq.ft and is now in need of some general modernisation throughout.

Entering via the front door leads into the spacious and very welcoming hallway with an elegant oak staircase that rises to the galleried landing. The hallway has double doors that access the main reception room and further doors to the dining room, kitchen and a downstairs cloakroom. The principal reception room reaches the depth of the property enjoying a dual aspect with French doors opening onto the rear garden. There is a solid wooden floor running throughout as well as a focal fireplace with a stone surround and a gas fire inset. Beside the sitting room is another reception room that has been used as a study. This is another light filled room owing to a triple aspect that includes a partially glazed door to the garden. Across the hallway is a formal dining room with a connecting door into the kitchen at the rear of the property. The kitchen is fitted with an excellent range of wall and base units, still allowing plenty of space for a breakfast table to sit comfortably within the room. The expected integrated appliances are fitted throughout the kitchen and an adjacent utility room has further fitted units and plumbing for a washing machine and space for a tumble dryer.

Rising to the first floor the galleried landing is filled with natural light from the window at the front, and there is also access to the loft space via a hatch with a drop-down ladder. Three of the four bedrooms are spacious double rooms of excellent proportions, and two of these are also accompanied by en-suites. The fourth bedroom is single in proportion. The principal bathroom has a white suite and completes the accommodation on this floor.

Externally, Close House sits centrally within its plot therefore allowing areas of the garden to all three sides, plus a generous driveway that leads to a detached double garage at the front. The house benefits from a good degree of privacy at the front owing to a tall Cotswold stone wall and



wooden, electric double gates on entry. The side and rear gardens are made up of a lawn area, mature planted borders and hedgerows that surround the boundary.

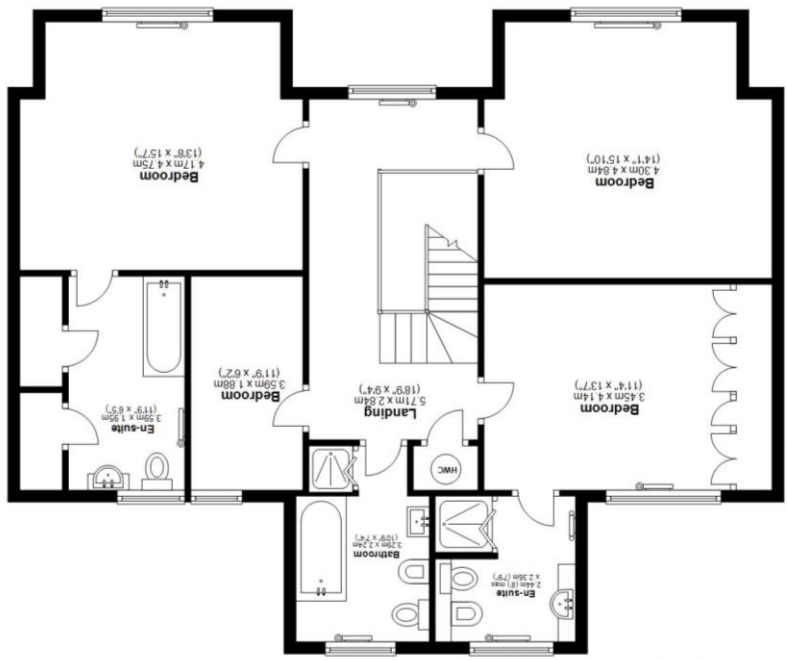
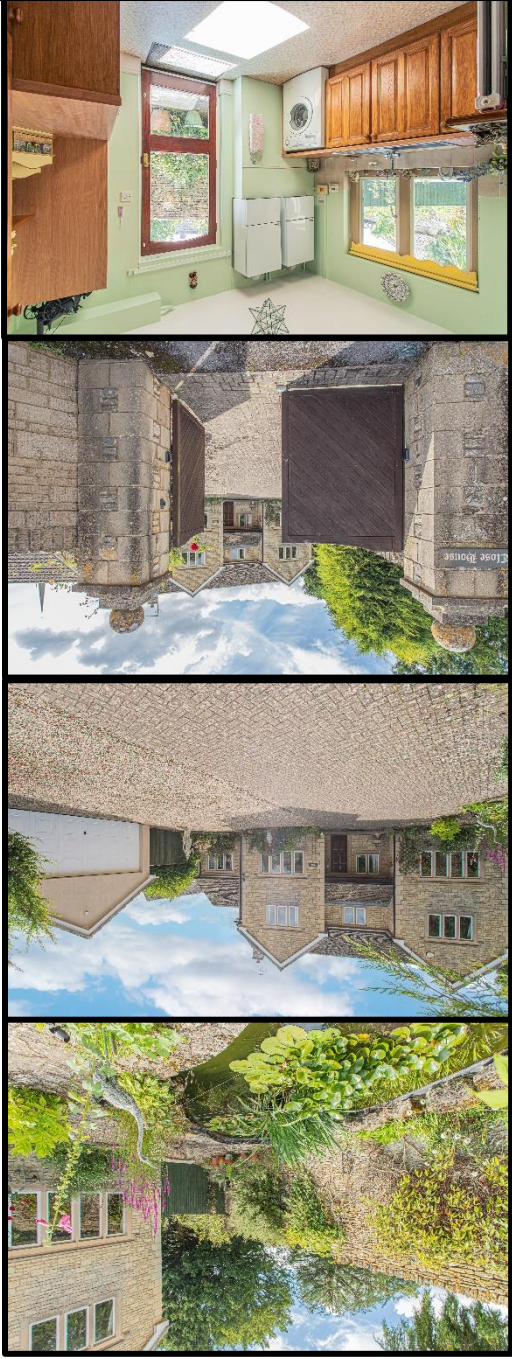
We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band F (Cotswold District Council). EPC – D(57).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who's country home is nearby Highgrove House. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

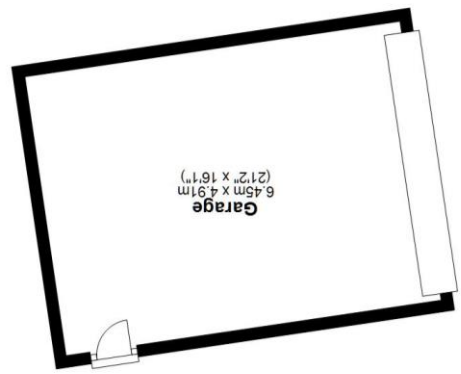
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

## Guide Price of £995,000





**First Floor**  
Approx. 104.9 sq. metres (1129.1 sq. feet)



**Main area: Approx. 226.0 sq. metres (2433.1 sq. feet)**  
Plus garages, approx. 30.9 sq. metres (333.1 sq. feet)



**Ground Floor**  
Main area: approx. 121.2 sq. metres (1304.0 sq. feet)  
Plus garages, approx. 30.9 sq. metres (333.1 sq. feet)