



Gables, Gumstool Hill, Tetbury,
Gloucestershire, GL8 8DG

Perry Bishop
and Chambers

the agent who keeps you informed

Gables, Gumstool Hill, Tetbury, Gloucestershire, GL8 8DG

£370,000

The Property

This quietly situated, individual, reconstituted Cotswold stone, split level, detached bungalow was built some 34 years ago on this famous cul-de-sac hill off the town centre.

The well-presented accommodation consists of entrance hall with the three bedrooms at this level. The second bedroom has a pine staircase leading up to an excellent sized studio with a Dormer window to the front. The other two bedrooms consist of the master and a smaller single bedroom. The hall then leads down a small staircase to the lower ground floor, which is arranged as a good sized lounge/dining room, with windows to two aspects and a feature fireplace. The refitted kitchen/breakfast room with a modern range of white Shaker style units has an integrated oven and hob, and a bathroom with a new white suite of panel bath with electric shower over, pedestal wash basin and low level WC.

The property has the benefit of gas fired radiator central heating, UPVC double glazing and a dedicated parking space immediately to the front. The gardens to the front and rear are laid to lawn with the rear being split level and facing southeast, and is well enclosed by tall timber panel fencing.

EPC: D

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses with HRH The Prince of Wales at Highgrove House, and Gatcombe Park the home of The Princess Royal both close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 – 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

From our office in the centre of town the property is easily reached on foot by walking under the market hall, into the market place, down Gumstool Hill and the property will be seen on the right.

Viewings

Strictly by appointment only – appointments to view should be made through our Tetbury office – 01666 504418.

Local Authority

Cotswold District Council

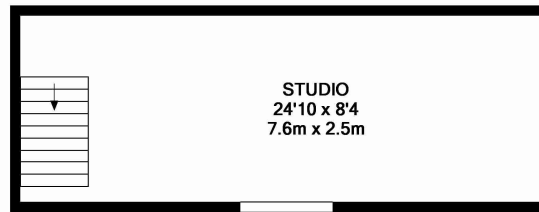
Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested - please contact us for further details. The above should be verified by your Solicitor or Surveyor

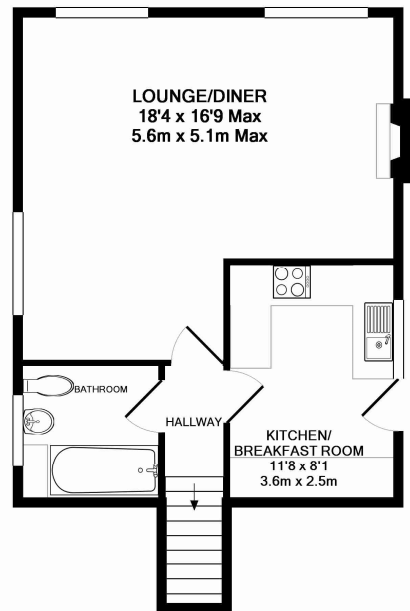
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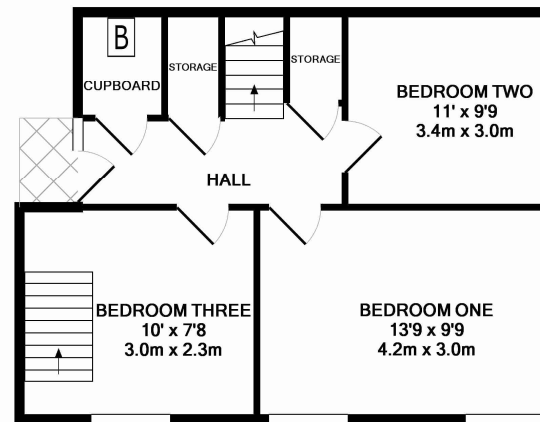




1ST FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1181 SQ.FT. (109.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. we would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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