



Sherwood Road, Tetbury
Gloucestershire GL8 8BU

Perry Bishop
and Chambers

the agent who keeps you informed

The Property

This very versatile 3 storey modern, reconstituted Cotswold stone town house has been substantially updated and redecorated in the last 2 years.

The accommodation consists of entrance hall with cloakroom, having a modern white suite, and access into a particularly spacious and versatile family/reception room with a window to the front elevation and lots of storage cupboards. At first floor level the kitchen/dining room has a smart range of cream coloured units comprising of base cupboards and drawers together with matching wall cupboards and integrated stainless steel oven with gas hob, cooker hood and integrated fridge-freezer and dishwasher. From here there is access out into the attractive and well-tended rear garden which is laid to patio and an area of lawn with pretty flower shrub borders. At the front of the house on this same floor is the sitting room with an oak fireplace surround forming a smart focal point, and from the two leaded double glazed windows, are views above the houses opposite over farmland. On the top floor there are three bedrooms (two doubles and a single) and the family bathroom has an excellent modern white suite including a fully tiled shower cubicle as well as the bath, WC and wash basin.

There is parking on the driveway at the front of the house for 2 cars together with a small low maintenance gravelled area. The house has benefit of gas fired radiator central heating thanks to a Vaillant Combi gas fired central heating boiler and the upvc double glazed windows have attractive leaded lights to the front elevation. The property is on the market with no onward chain and an early appointment to view is strongly recommended.

Directions

From our office in the center of town proceed down Long Street and taking the first turning left into New Church Street which becomes Charlton Road. Turn right into Sherwood Road where the property will be seen on the right hand side.

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.

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

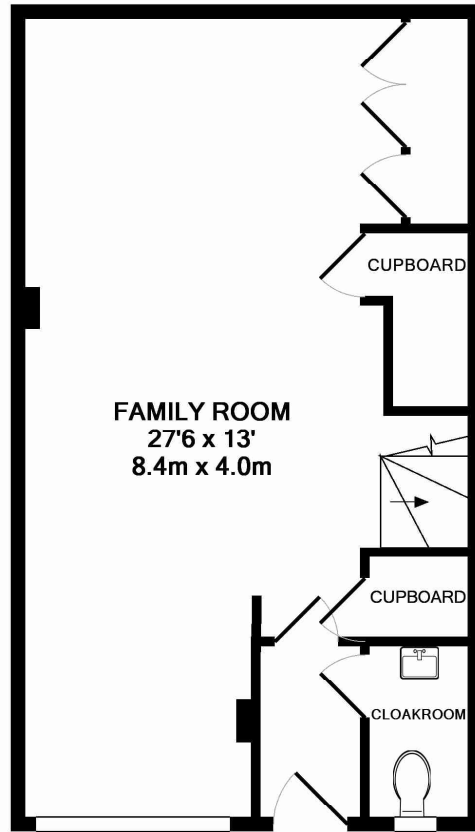
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested - please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC Rating: D

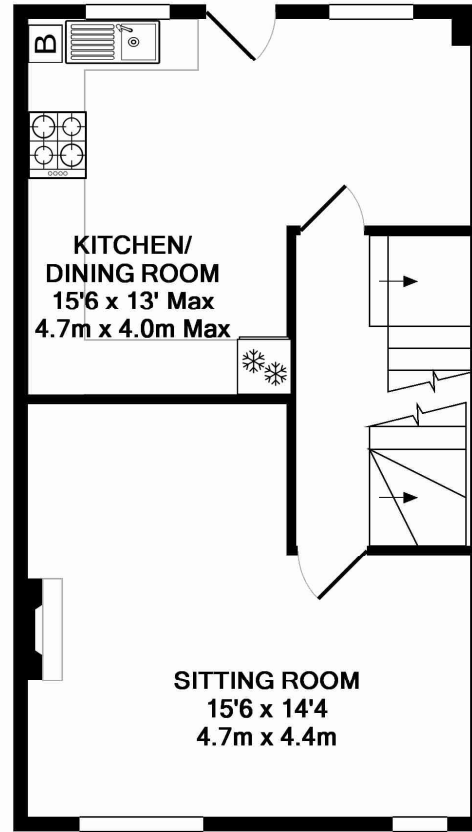
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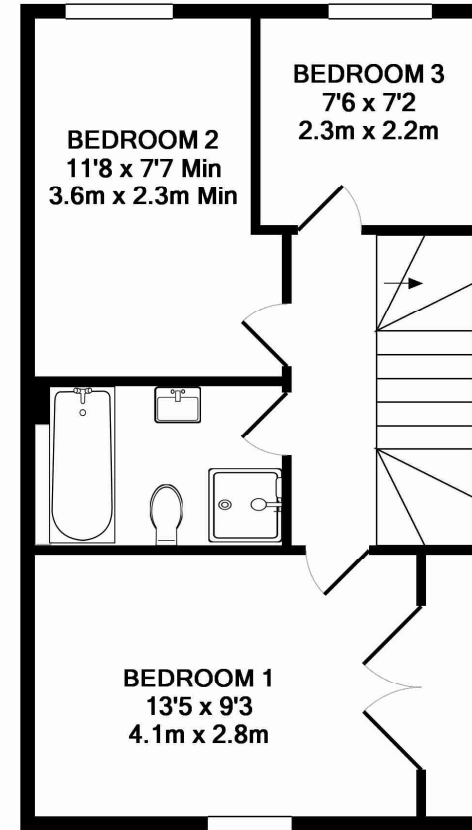




GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.4 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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