



Brookdale, Charlton Road, Tetbury,
Gloucestershire, GL8 8DY

Perry Bishop
and Chambers

the agent who keeps you informed

Brookdale, Charlton Road, Tetbury, Gloucestershire, GL8 8DY

Guide Price £640,000

The Property

A deceptively spacious and superbly situated chalet style residence built some 60 years ago of reconstituted Cotswold stone under a concrete tiled roof.

The impressive accommodation has been upgraded to an excellent specification. A covered porch leads to a light and spacious entrance hall with a staircase to a galleried landing. The sizeable lounge is across the back of the house to make the most of the wonderful views over the garden and the Cutwell Valley and has a feature fireplace at one end. The adjacent kitchen/breakfast room has a smart range of oak Shaker style base cupboards and drawers with matching wall cupboards, and some integrated appliances. Also on the ground floor are two double bedrooms where one of which could be used as a dining room if preferred, and together they share a shower room with a modern white suite and a very large utility cupboard housing the gas fired central heating boiler, hot water cylinder, water softener and with planned space for an automatic washing machine.

At first floor level the attractive landing has a Velux window to the front and access to two further double bedrooms, the master of which has two fitted wardrobes, big Velux windows with electric blinds and an en-suite bathroom complete with panelled bath and separate shower cubicle. This has Jack and Jill doors onto the landing so that bedroom three can also make use of it. This room is currently used as a studio and features four Velux windows enjoying some of the best of the views, as does an adjacent study/nursery.

We understand that the property was re-wired and re-plumbed in 2005. There are UPVC double glazed windows on the ground floor and double glazed Velux windows to the first floor. The rear garden will be an enticing feature for many with its areas of lawn, a variety of shrubs, productive fruit and vegetable gardens, and a bridge over the stream to a further section of land that would be perfect for a good number of uses including keeping chickens. At the front there is ample space to park three or even four cars on a gravel drive that is surrounded by shrubs.

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 proceed down Long Street. Take the first turning left into New Church Street which becomes Charlton Road. The property is set back from the road between 16 and 18.

Viewings

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

Local Authority

Cotswold District Council.

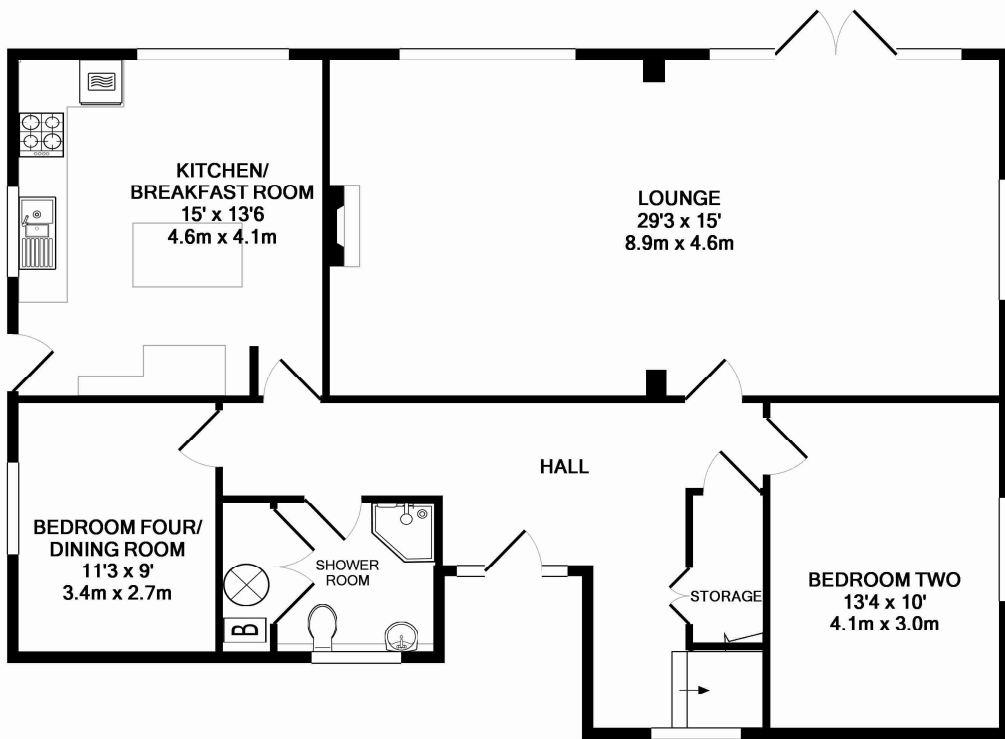
Services and Tenure

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

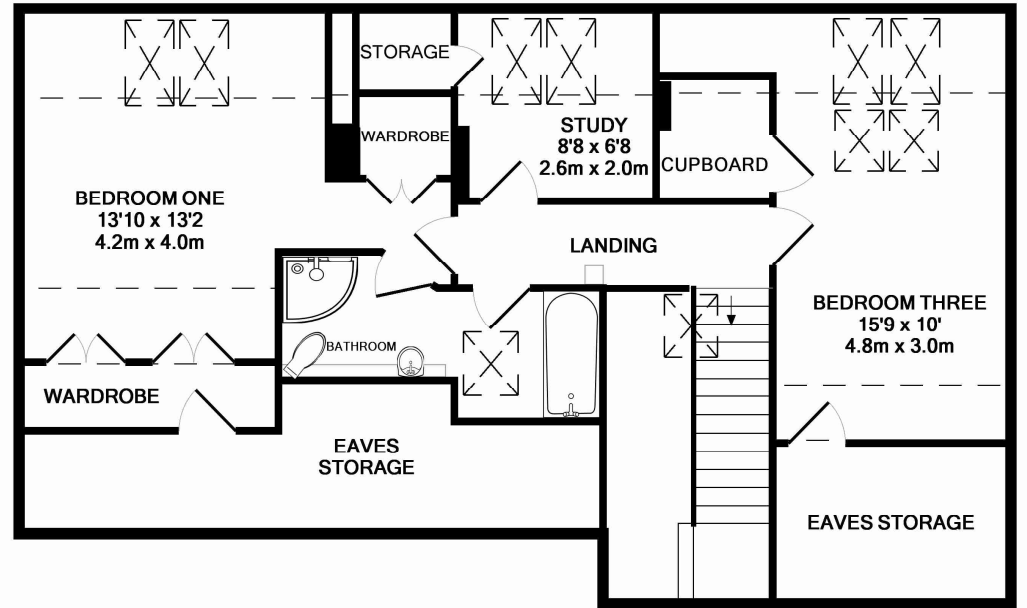
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GROUND FLOOR
APPROX. FLOOR
AREA 1154 SQ.FT.
(107.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1021 SQ.FT.
(94.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2175 SQ.FT. (202.0 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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