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PROPERTY MADE PERSONAL



The Berrells Tetbury, Gloucestershire, GL8 8ED

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Key Features



3
Bedrooms



2
Bathroom



1
Reception

- Stunning views
- Discreet location with low maintenance garden
- Recently updated
- Large kitchen-diner
- Sitting room with double doors onto a balcony
- Utility cupboard
- Principal bedroom with en-suite shower room

About the property

Nestled at the very end of The Berrells, this modern, stone detached bungalow was built as just one of a pair in an idyllic location with stunning views to the rear, over the Cutwell valley towards the town and the church.

The recently refurbished accommodation consists of a spacious entrance hall with a fully tiled laundry room and a large airing cupboard. The kitchen/dining room has a range of oak base cupboards and drawers with pale blue wall cupboards, and an island in the centre. A door opens onto the driveway and leads to the single garage with an electric door.

Enjoying the very best of the views the sitting room is modern, with ample room for a dining table if needed. Double doors are ready to be thrown open onto the glass balcony, which has steps down to the garden.

The good-sized principal bedroom has a built in double wardrobe and a smart en suite shower room. Bedroom two is a good size double with a double wardrobe and views to the rear. A further bedroom, currently used as a study, could be used as a third bedroom. It has a useful storage cupboard/wardrobe.

The family bathroom has a contemporary white suite including a walk-in shower.

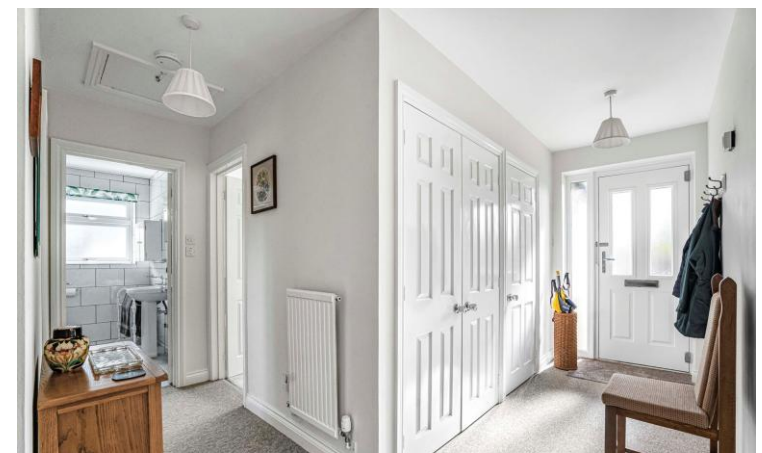
There is a good-sized gravel drive to the front. An electric vehicle charger has been fitted beside the garage. The rear garden has been beautifully landscaped which includes a shed and terraced gardens.

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 Highgrove House, Gatcombe Park and the Westonbirt Arboretum, all of which are 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.



Additional Information

Additional information that may influence your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

What 3 Words - [sparkles.moment.swimmer](#)

Services & Tenure

Tenure - Freehold

Electricity, Water and Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - F

Our reference

TET260181/RM080926



what the owner said

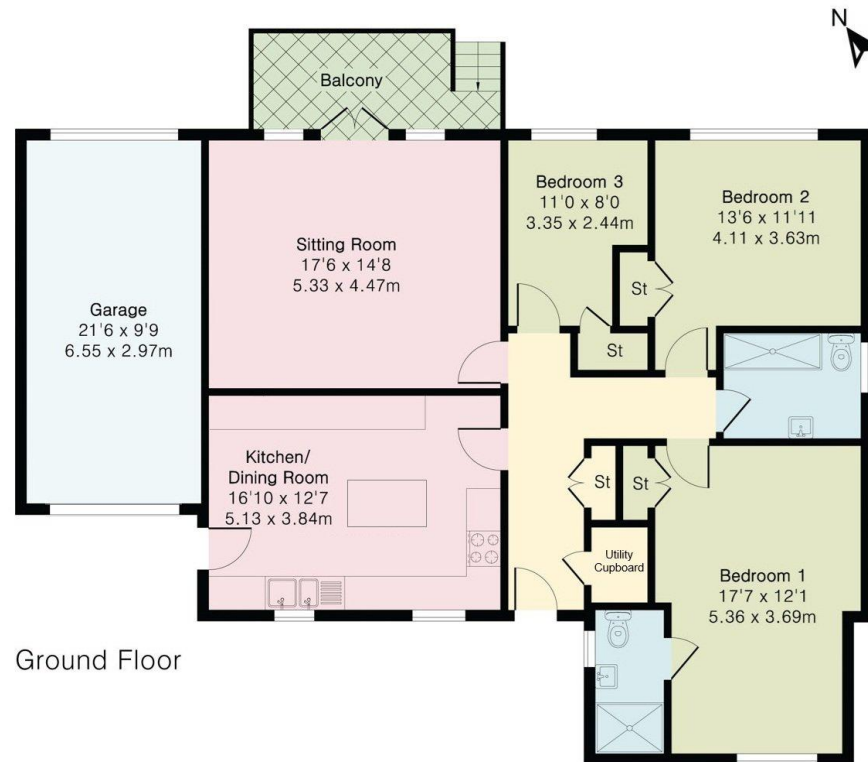
We consider this to be the one of the best positions in Tetbury: quiet, being at the end of a lane so no passing traffic; spectacular outlook over Cutwell towards the town and St Mary's Church; 10-12 minute walk to town centre.







**Approximate Gross Internal Area 1383 sq ft - 128 sq m
(Including Garage)**



Ground Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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