



JAMES PYLE & Co.



Thimble House, 36 Hampton Street, Tetbury, Gloucestershire, GL8 8JP

Semi-detached home built in 2020
High specification finish
Family sized accommodation
4 kingsized bedrooms, 3 bathrooms
Potential home office
Beautifully fitted kitchen with pantry
South-west facing low maintenance garden
Off road-parking
No onward chain

Approximately 2,280 sq ft

‘A striking semi-detached home built in 2020 situated very close to the town centre boasting substantial accommodation, manageable south-west facing garden and off road parking’

The Property

Thimble House is an impressive semi-detached home occupying a prime position within the Cotswold market town of Tetbury. Constructed as a pair and built by JK Maison Ltd, the properties were constructed in early 2020 with the well-appointed accommodation finished to an excellent modern standard featuring high specification fixtures. The property is within striking distance to many of Tetbury's amenities with the town centre located just a gentle level walking distance away. The family sized accommodation spans over three floors and extends in all to a generous 2280 sq.ft.

On the ground floor, the entrance hall has stylish tiled flooring and a WC/cloakroom off. The beautifully fitted kitchen is well-equipped with integral appliances including an Indesit dishwasher, wine cooler, washer/dryer, fridge/freezer and Belling gas range cooker. The kitchen also features a charming pantry for additional storage. The ground floor living space has been thoughtfully designed as open plan, ideal for modern family living. The substantial reception room has ample space for both a living and dining area and is filled with natural light from the French doors opening to the south-west facing courtyard garden.



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £650,000

The property boasts four king-sized bedrooms in all. On the first floor, the two bedrooms both have en-suite shower rooms whilst the master bedroom benefits from a walk-in wardrobe. On the top floor there are two further bedrooms and a family bathroom with a shower over bath. The top floor has been designed to offer versatility and accommodate a home office as an alternative to bedrooms. From both floors, there is a lovely outlook at the back overlooking the rural edge of Tetbury with far reaching countryside views.

Other modern finishes include USB sockets throughout, oak doors and an electric car charging point. A well-designed feature of the property is the ample built-in storage throughout the accommodation most fitted with sensor lighting.

Externally, Thimble House is set away from the street approached over a sweeping tarmac drive shared with the adjoining house accessing private parking in front of each property for 2+ vehicles. The front garden features an impressive chestnut tree allowing for a good degree of privacy at the front. The rear courtyard garden has been laid for easy maintenance with patio and is fully enclosed by timber fencing with side access.



Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester.

Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking and other countryside pursuits.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury

is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Tenure And Services

We understand the property is Freehold with gas fired central heating, mains water, drains and electricity.

Directions

From the market place, head north up Long Street and take the second left hand turn on the bend towards Avening onto Hampton Street. Locate Thimble House on the left hand side just after the Chavenage Lane turning. Sat nav postcode GL8 8JP

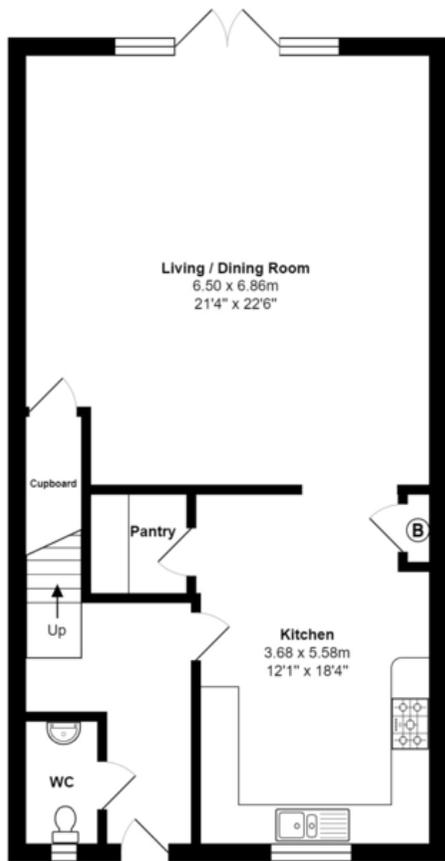
Local Authority

Cotswold District Council

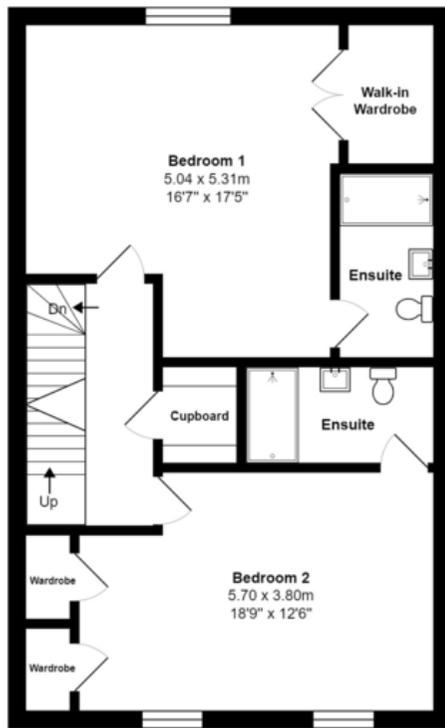
Council Tax Band

E £2,474

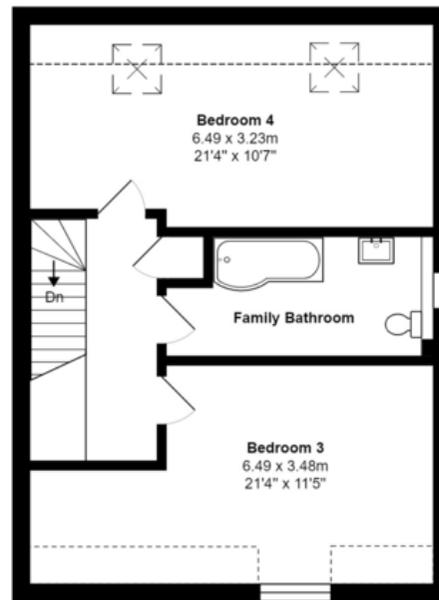




Ground Floor



1st Floor



2nd Floor

Total Area: 211.9 m² ... 2280 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

87 | B



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