



# A charming home in the market town of Tetbury

**7 De Borg Close, Tetbury, Gloucestershire**

Guide Price £375,000 Freehold



Entrance Hall • Sitting Room • Kitchen • Downstairs WC • Three Bedrooms • Family Bathroom • Private Parking • Enclosed Garden

### Distances

Malmesbury 5 miles, Kemble 7 miles Nailsworth 7 miles, Cirencester 11 miles, Stroud 11 miles, Swindon 22 miles, Bath 26 miles Cheltenham 28 miles, Bristol 28 miles (all mileages are approximate).

### Situation

Tetbury is a popular and lively traditional Cotswold market town, well known for its 17th and 18th Century architecture. There is a bustling feel to the town with well-known shops now including the Highgrove shop, Quayles Delicatessen, Moloh and the award winning Hobbs bakery. For more general shopping there is a Tesco superstore on the edge of the town and Waitrose supermarket can also be found in nearby Malmesbury.

Recreational opportunities nearby include golf at Westonbirt and Minchinhampton, sailing at the Cotswold Water Park, motor racing at the Castle Combe circuit and horse eventing at Badminton and Gatcombe. There are also gymnasia in Tetbury and Malmesbury, as well as at the Cotswold Leisure Centre in Cirencester. Tetbury is particularly well placed for the commuter with Kemble station and the M4 and M5 motorways all being within easy access. Nearby, larger commercial centres include Bath, Bristol and Cheltenham, all of which provide excellent

shopping and cultural opportunities.

### Description

This beautifully presented semi-detached home occupies an outstanding position on the edge of the highly-anticipated Highfields development overlooking an open green. Constructed in 2017 by Miller Homes with attractive rendered elevations, the property is conveniently located within walking distance to many amenities Tetbury has to offer.

The immaculate accommodation is arranged over two floors and extends in all to 832 sq.ft. The ground floor comprises an entrance hall with WC off and a well-equipped fitted kitchen with built-in appliances including a fridge/freezer, oven and gas hob. To the rear, there is a living/dining room with a large cupboard and double French doors opening to the garden. On the first floor, there are two double bedrooms and a family bathroom. The principle bedroom has an en-suite shower room, built-in wardrobes. At the rear is a landscaped garden comprising of two patio areas, an area laid to lawn edged with Box hedging and a useful shed for storage. Two allocated parking spaces can be found outside the house.







#### Services

Mains water, electricity, heating and drainage.

#### Local Authority

Cotswold District Council,  
Cirencester

#### Council Tax

Band = C

#### Tenure

Freehold

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = B

#### Viewing

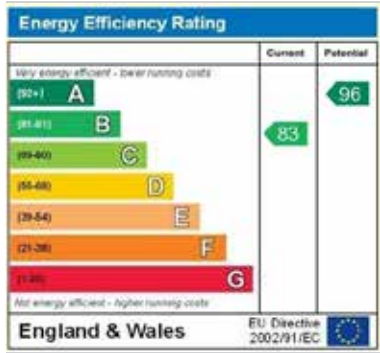
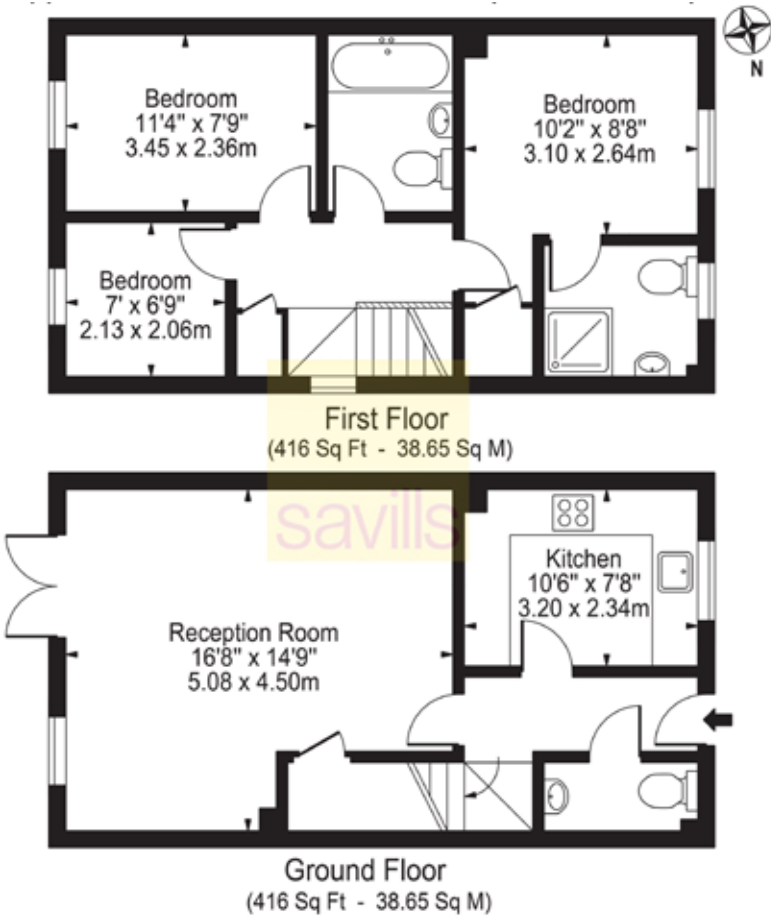
Strictly by appointment with Savills.



7 De Borg Close, Tetbury, Gloucestershire, GL8 8TW  
Approx. Gross Internal Area 832 sq ft / 77.30 sq m

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