



# strakers

📍 The Cricklade, The Limes London Road, Tetbury,  
Gloucestershire, GL8 8HW

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⑨ The Cricklade, The Limes London Road, Tetbury, Gloucestershire, GL8 8HW

£395,000

Plot 4, The Cricklade is a three bedroom terraced home, built with contemporary living in mind. The free flowing ground floor maximises light and space with French doors opening on to the garden.. The principal bedroom includes ensuite shower room and built in wardrobes.

- Appointments available daily
- Kitchen dining room
- French doors leading to the garden
- Solar PV to assist with electricity production
- Zero carbon home packed with renewable energy technologies for low running costs
- EV charging point
- 2 parking spaces
- Built-in wardrobes and ensuite shower room to bedroom 1
- Walking distance into Tetbury town centre

❖ Freehold

⑩ EPC Rating



Please call Strakers to register interest and book in for a viewing on 01666 829 292.

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#### **Situation**

A thriving market town, Tetbury is often referred to as the gateway to the Cotswolds, situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon.

#### **Connections and schools**

It is less than half an hour drive to the M4 or M5 motorway and Cirencester, Cheltenham, Bath, Bristol and Swindon are also within easy reach and should you want to take the train, then the nearest station is seven miles away at Kemble and from here it's around 90 minutes into London Paddington.

There is an impressive range of schools in the area including the highly regarded Westonbirt Prep and Senior Schools and the nurturing and dynamic Beautesert Park School at Minchinhampton.

There are excellent Grammar Schools just 20 minutes away in Stroud while award-winning Rendcomb College is only a 25-minute drive. However, if you want a good Primary on your doorstep then St Mary's Church of England Primary is no more than a 5-minute walk.

#### **The Royal connection**

Tetbury and surrounding area is well known for its royal houses: Highgrove House, just to the south of the town, is the private residence of King Charles III while Gatcombe Park, home to The Princess Royal, is just five miles north. Other buildings of note include the Elizabethan Manor at Chavenage, Rodmarton Manor and Gardens as well as Beverston Castle. Westonbirt Arboretum is also worth visiting with more than 15,000 trees to admire all year round but particularly spectacular in Autumn.

The town boasts an excellent range of shops including The Highgrove Shop which is HRH's official gift and gardening store packed with organic foods and royal-crested gifts. There are a couple of good supermarkets as well as plenty of independent home interiors and fashion boutiques and enough delis, cafes and restaurants to keep any foodie happy. And, if you're interested in curios, collectables or objet d'arts you'll be interested to learn that Tetbury is thought to feature perhaps the biggest percentage of antique shops per square mile anywhere in the UK - at the latest count over 30 stores in the town!

#### **Architecture and traditions in Tetbury**

An architectural gem, many of the buildings in Tetbury remain unchanged since the 16th and 17th centuries when the town reached the height of its prosperity as a wool town. These include the distinctive Market House where wool and yarn were once traded and where farmers markets and other events are still held today. Walk down Chipping Steps and onto Gumstool Hill and you'll see picturesque 17th century weavers' cottages and the location for the annual Woolsack Races where competitors run up the 240-yard steep hill with a weighty woolsack on their backs.



## The Cricklade

3 bedroom home



GROUND FLOOR

### FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryerspace
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level



FIRST FLOOR

## The Cricklade

3 bedroom home

### FLOOR PLAN KEY

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**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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