



Juniper House, Long Newnton, Tetbury
Guide Price £630,000

Constructed In 2021, Detached, Desirable Village Location, Open Plan Living Space + Separate Home

* PROPERTY VIDEO TOUR - NOW
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JUNIPER HOUSE: A Detached & Beautifully Presented, Family Home Originally Built/Constructed By Parsons Building & Carpentry, Sherston In 2021. This property was designed by the current owners and benefits from beautiful far reaching & surrounding views to the Open Countryside with a Westerly Facing & landscaped rear garden. There is also a large driveway providing ample off road parking. Attributes include the remaining of a 10 year structural warranty, a Valliant combination gas radiator central heating boiler which has a remaining warranty until approximately 2033. The impressive ground floor living accommodation benefits from having an under floor wet heating system. This delightful property provides an open plan and very sociable living/dining space with bi-folding doors opening entirely up to the garden as well as the outstanding views. The stylish shaker/country style kitchen/breakfast room benefits from having a waster disposal unit, American Walnut work surfaces plus a breakfast bar area and in addition breathtaking dual aspect views, separate utility room, cloakroom/W.C. and there is the added benefit of a separate home office/study which can be located to the front of the property. To the first floor there are 4 generous in size bedrooms, a Jack & Jill style / family bathroom. The master bedroom benefits from having its very own en-suite shower room as well as having dual aspect windows with further countryside surrounding views. This outstanding property also benefits from having further extension potential to the side aspect (subject to the necessary permission). MILES BYRON would highly recommend a viewing on this 'One Of A Kind' family home which can be located within Long Newnton: A

Office/Study, 4 Bedrooms, Surrounding & Far Reaching Countryside views, Driveway Providing Ample Off
Road Parking, Further Extension Potential (S.T.P.P.) | Freehold **SOLD**

small village & civil parish in Gloucestershire (historically in Wiltshire). Positioned between both Tetbury & Malmesbury as well on the fringes of the Beautiful Cotswolds.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA APPROX. 127.5 SQ. METRES (1484.5 SQ. FEET)
All figures are for information only and are not intended to be used as a basis for any legal proceedings. The seller does not warrant the accuracy of the information provided and is not responsible for any errors or omissions.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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