



3 Bedroom  
Detached House  
located in Tetbury

£2,400 PCM

Hagen House  
Courthouse Road  
Tetbury  
GL8 8SZ



Victoria Allman  
lettings



- Stunning detached property in the heart of Tetbury
- Impressive kitchen / family room
- Good size reception room with woodburning stove
- Separate study for home working
- Three bedrooms, two bathrooms
- Garden with decking
- Garage & off-road parking
- EPC Rating B
- Council tax Band F



3



2



2



B

## SUMMARY

Hagen House is a stunning, three bedroom house located in central Tetbury. Built to a very high specification, the property is spacious and light, making this the ideal home for a professional couple or family.

Tetbury is a busy and highly sought after town with excellent amenities, bags of charm, and a strong sense of community which appeals to all ages.

Hagen House is available from early September 2025.



## DESCRIPTION

Situated in the heart of Tetbury, Hagen House is a stunning detached property build to a high specification offering spacious accommodation perfect for professional couple or family.

The ground floor accommodation comprises a large entrance hall, which leads to a good-size living room with woodburning stove, a study, and an impressive kitchen / family room with built in appliances and bi-folding doors leading to the rear garden. There is also a useful utility room and downstairs WC. The accommodation upstairs includes three good sized bedrooms. The master bedroom has an ensuite with a shower, and there is a separate family bathroom.

Externally, there is a delightful enclosed rear garden including a large lawn and stylish decking, and further lawned area to the front. There is a single garage to the side of the property and ample off-street parking for 3-4 cars. Hagen House is well located within walking distance of many amenities and the centre of Tetbury.


## SITUATION

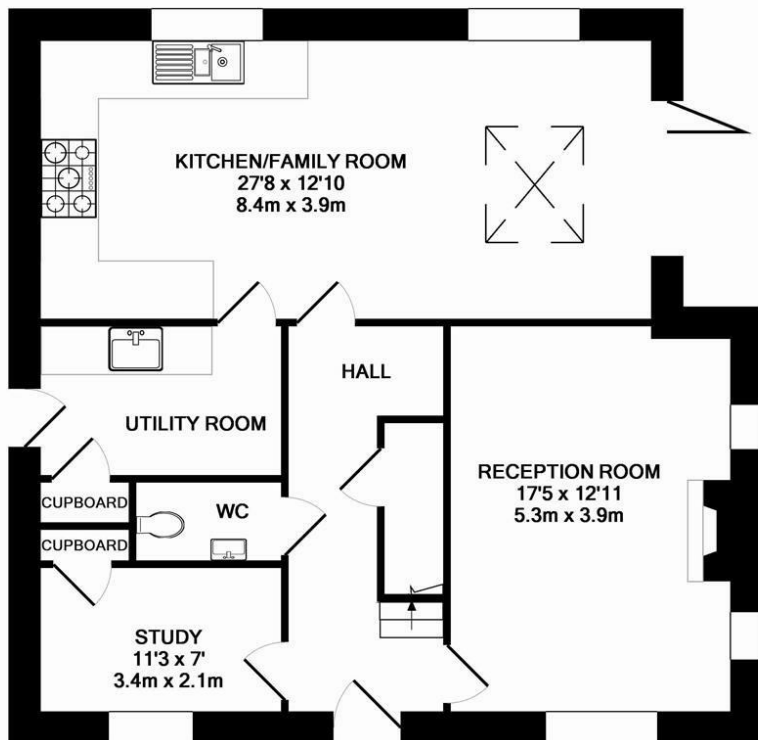
Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs including a large supermarket, community hospital, surgeries and post office, whilst there are highly regarded schools catering for all ages. Tetbury has a number of excellent independent boutiques, hotels, restaurants and cafes, as well as nearby Waitrose stores in Malmesbury and Cirencester.

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 King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

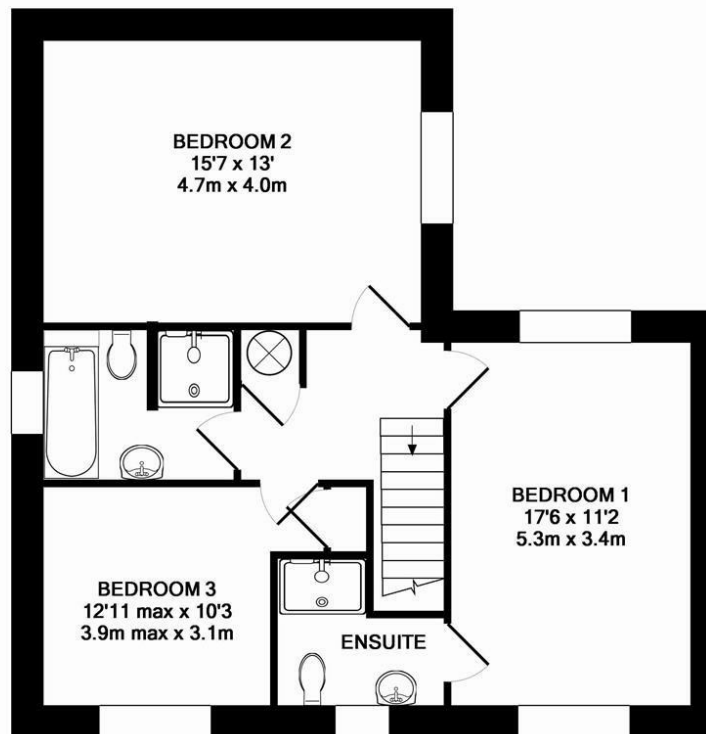


# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 897 SQ.FT.  
(83.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 727 SQ.FT.  
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1624 SQ.FT. (150.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## DIRECTIONS

From the centre of Tetbury, head towards Cirencester on the A433 (London Road). Just before the Tesco supermarket, turn left into Courthouse Road. Hagen House is the first house on the right hand side.

Postcode: GL8 8SZ

What3Words:  
///octagon.coffee.streetcar

## CONTACT

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