



BRITISH
PROPERTY
AWARDS
2017 - 2019
★★★★★
GOLD WINNER

ESTATE AGENT
IN QL17-20

Stonehills

01684 293246

**Engall
Castle**

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54 Mowbray Avenue, Stonehills, Tewkesbury, GL20 5FA

This is a lovely executive style detached home, one of the largest on the development built by Bovis Homes in the late 90s.

Throughout the rooms are generously proportioned and offer the space and flow demanded by today's discerning homebuyers.

Briefly the accommodation comprises of a lounge with an attractive electric flame effect fire and surround. Double doors open into the dining room which also has a door into the kitchen.

The kitchen is fitted with a range of solid wood fronted wall and base units with a breakfast bar creating a subtle divide between the kitchen and breakfast area. Patio doors lead off from the dining area into the garden making al fresco dining easy. The kitchen benefits from an integrated double oven and gas hob, with space and plumbing for a dishwasher.

Off the kitchen is a useful utility room with plumbing for a washing machine, wall and base units, stainless steel sink unit and door to the side garden – a perfect spot for a washing line away from site from the house.

At the front of the house there is a further reception room ideal as a home office or playroom.

Completing the accommodation on the ground floor is a guest wc.



On the first floor there are four double bedrooms all with the advantage of fitted wardrobes. The main bedroom also has the advantage of an ensuite shower room.

The family bathroom comprises of a white suite with panel bath, pedestal wash basin and low level wc.

Outside the rear garden is bordered by mature natural hedgerow, and is laid predominantly to lawn with some mature shrub planting. There is a patio and gated access at the side of the property to the front.

The double garage is detached and benefits from power and light with ample driveway parking in front.

Located within this popular small development it benefits from being within walking distance of open countryside and the centre of Tewkesbury and its wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centres.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

Ground Floor

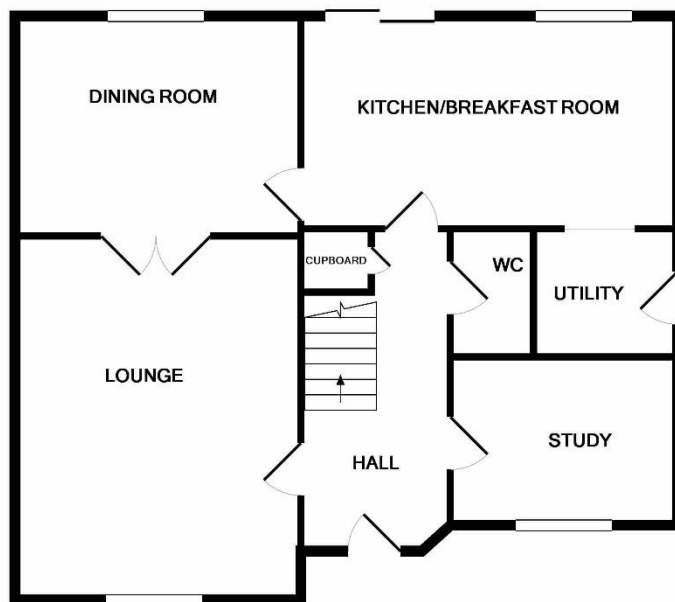
Entrance Hall	
Lounge	16'6" x 13'1"
Dining Room	13'1" x 10'
Study	10'2" x 7'7"
Kitchen/Breakfast room	17'2" x 9'10"
Utility	
WC	

First Floor

Bedroom 1	13'2" x 13'1"
Ensuite	6'8" x 6'1"
Bedroom 2	10'10" x 10'2"
Bedroom 3	10'2" x 10'2"
Bedroom 4	9'9" x 9'8"
Family Bathroom	10'3" x 6'1"

Outside

Double Garage	18'1" x 17'7"
Driveway parking for several vehicles	



GROUND FLOOR



1ST FLOOR

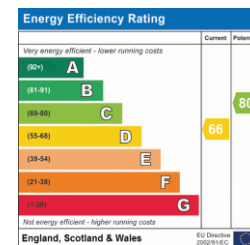
Tewkesbury Borough Council Tax Band E



Guide Price £495,000

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This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

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