



Twynning

Twyning

Fleet Lane, Twyning, Tewkesbury, GL20 6FL

Guide Price £800,000 Freehold

A substantial 4 bedroom, detached, chalet style property with a recently created 1 bedroom annexe, set in approx. 0.25 of an acre.

Reception Hall • impressive living room • garden room • kitchen/dining room • 4 bedrooms • 4 bath/shower rooms • 1 bedroom annexe • LPG central heating • double glazing • parking for several vehicles • mature gardens

Description

An individual detached property which has recently been upgraded and remodelled creating spacious family living with the benefit of a 1 bedroom annex. The very well presented accommodation includes a generous reception hall, living room with feature wood burner, garden room, and a kitchen/dining room with doors to the rear garden. Also on the ground floor are 2 double bedrooms and 2 bath/shower rooms, the master bedroom with en suite. Upstairs, there are a further 2 bedrooms and 2 bath/shower rooms (1 en suite). The garage has been converted into a stylish annex with living/dining/kitchen area, double bedroom, shower room, and utility. Outside, there is parking for 4/5 vehicles and a good size mature garden.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band F.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** LPG. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

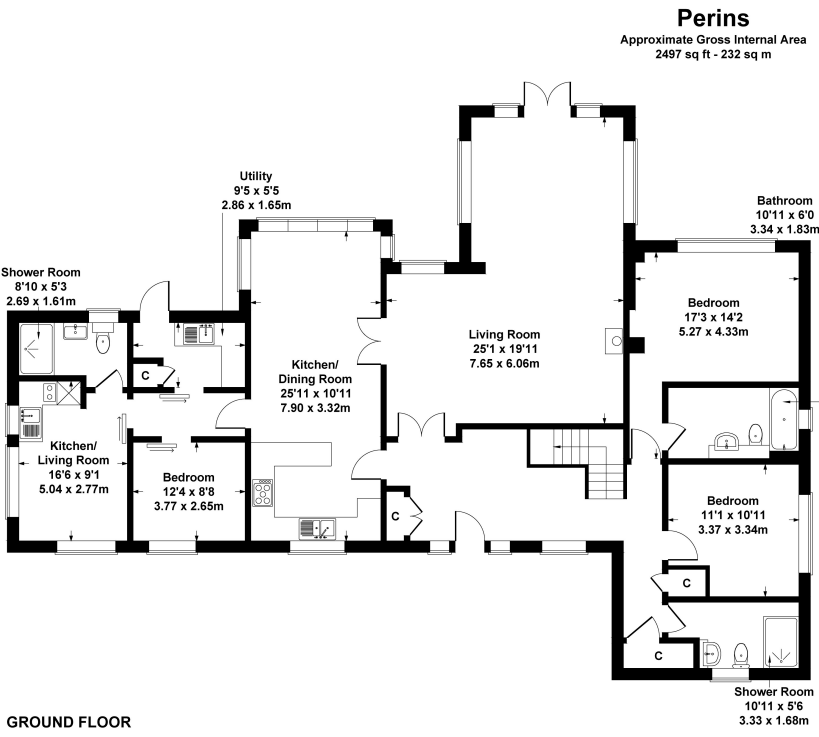
what3words ///lowest.tries.buckling



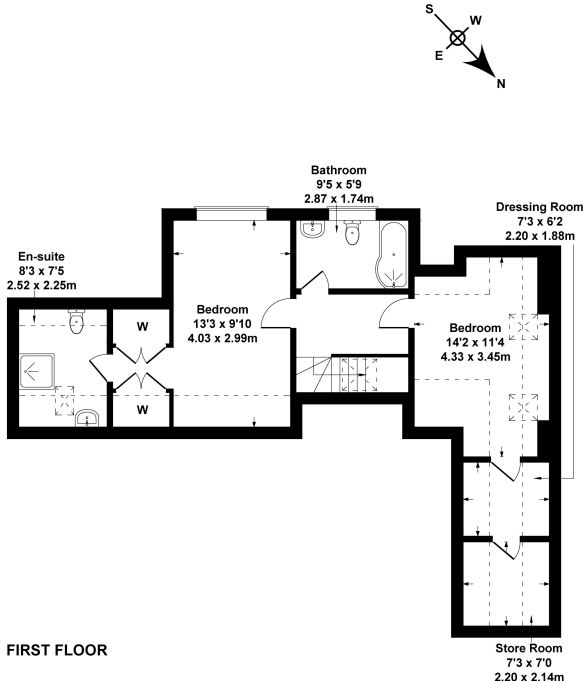


Situation

Situated in a raised and private position just a short walk from the River Avon with its many leisure amenities. Perins is within walking distance of all the village facilities including an excellent local shop/post office, popular primary school and two public houses. Tewkesbury and Cheltenham are nearby and offer a wider range of amenities, together with a number of well known festivals including literature, food, cricket, and national hunt racing at Prestbury Park. Access to the motorway network at Junction 1 of the M50 is approximately 1 mile away.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.