



Kinsham

 Nick
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ESTATE AGENTS

Kinsham

1 The Beeches Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP

£499,950 Freehold

One of just 2 brand new bungalows, built by a highly regarded local developer in this sought after Hamlet.

10 YEAR BUILDZONE NEW HOME WARRANTY • reception hall • open plan living/dining/kitchen area • 2 bedrooms • 2 luxury bath/shower rooms • home office • parking for 2-3 cars • landscaped garden • air source heat pump • underfloor heating throughout • double glazing • secure electric gated entrance

Description

An attractive 2 bedroom detached bungalow, constructed in natural Cotswold stone and set behind secure electric gates. The beautifully finished accommodation includes a reception hall and an open plan living/dining/kitchen area with an impressive vaulted ceiling, range of quality integrated appliances, and sliding patio doors to the rear garden. There is also a home office, 2 double bedrooms, and 2 luxury bath/shower rooms with Roca sanitary ware. Outside, there is a paved driveway providing parking for 2-3 cars and a lovely landscaped rear garden. The property further benefits from underfloor heating throughout, double glazing, and a 10 year new home warranty.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** TBC. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. Purchasers should carry out their own investigations regarding the suitability of these services.

PLEASE NOTE:

There is a reservation fee of £2,500.00 required to secure the property. The developer will contribute up to £2,000.00 to erect a garden shed to the buyer's spec and size, including the shed base.



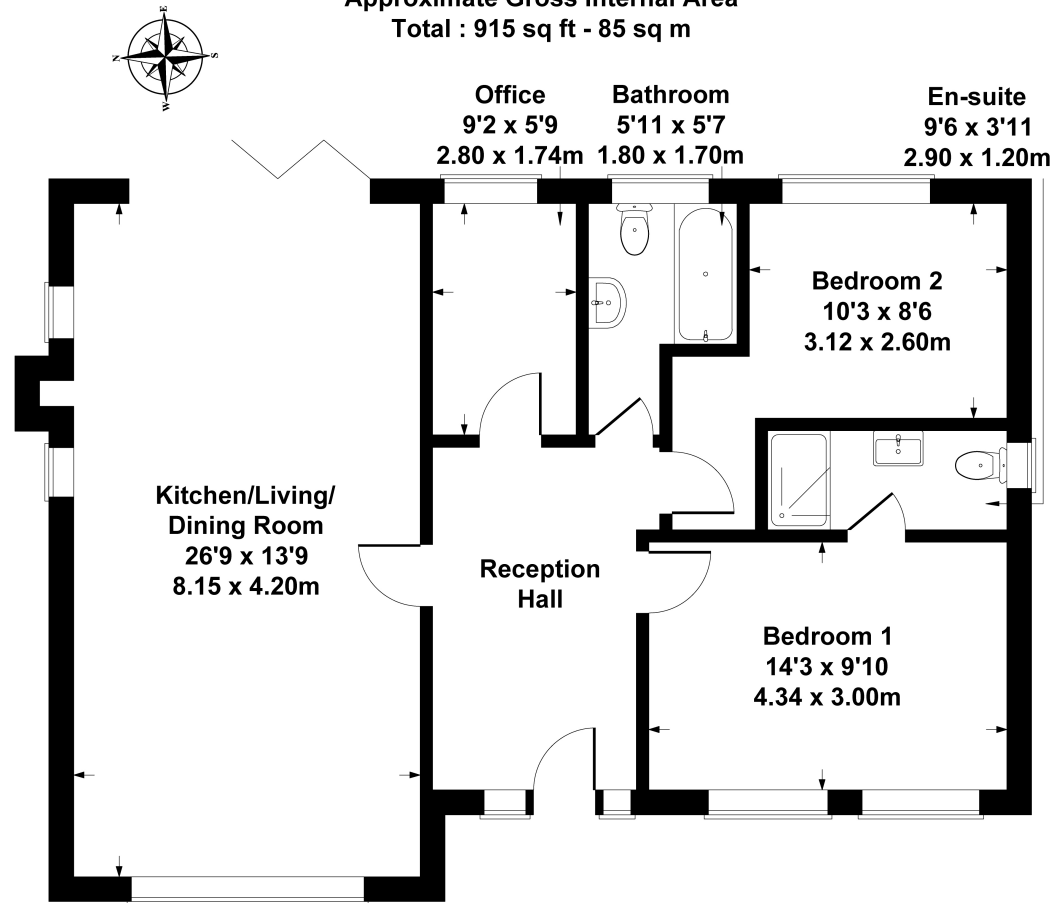


Situation

Situated in this pretty Hamlet, approx. 3 miles from Tewkesbury and 11 miles from Cheltenham. Cheltenham has a wide selection of shops, bars, restaurants, and a vibrant town centre with Regency parks and a host of amenities. The beautiful city of Worcester is around 14 miles away with independent boutiques and coffee houses. It's approx. 4 miles to the M5, which provides direct routes to the West Midlands, Bristol and the West Country. Mainline train stations are to be found at Ashchurch (approx. 3 miles), Cheltenham and Worcester.

1 The Beeches

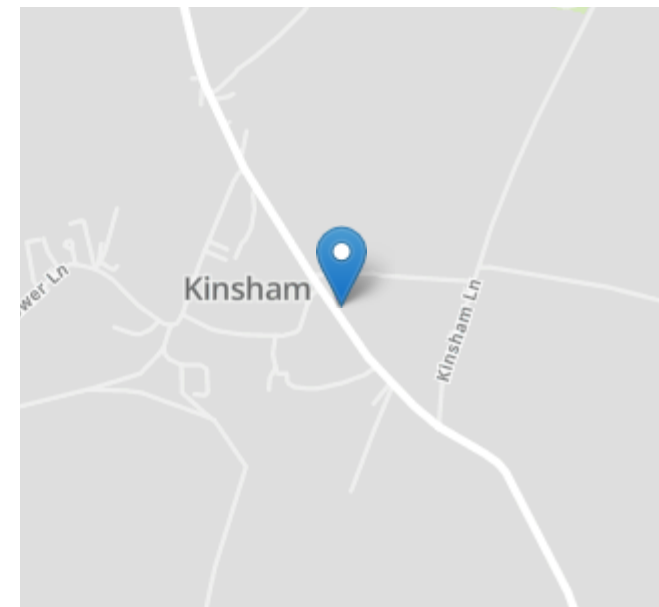
Approximate Gross Internal Area
Total : 915 sq ft - 85 sq m



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. 2025



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

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