



**Tirley**

**01684 293246**



# 15 Mayalls Close, Tirley, GL19 4HW

With gardens backing onto open fields, this extended executive styled detached home is beautifully presented having been carefully and lovingly maintained inside and out since newly built and purchased by the vendors in 1987.

Available with no onward sales chain, it has the added advantage of a fully self-contained annex creating the opportunity if required for multi-generational living.

The accommodation in the main house comprises of a lounge an attractive stone fireplace with open chimney – just perfect to create those cosy winter evenings! Double doors open out into the dining room which in turn opens out into the large conservatory which has the benefit of underfloor heating, and an excellent entertaining space.

The modern kitchen is fitted with a range of wall and base units including an integrated induction hob, gas hob, electric double oven, full height larder fridge, full height freezer and dishwasher. From the kitchen an archway leads through to the family room, ideal for more informal dining, with patio doors leading out to the garden. There is a door providing access into the garage, and a further door provides access to the annex.

At the front of the house there is a home office and completing the accommodation on the ground floor is a guest wc.

On the first floor there are four good sized bedrooms and main bathroom. Bedroom 1 has the benefit of a range of fitted wardrobes and a contemporary styled ensuite shower room.



The modern bathroom is fitted with a panel bath with shower over, a vanity unit with two inset wash basins and low level wc.

The annex which can be accessed independently of the house via its own “front door”, and also via the family room in the main house, has a lounge, kitchen, shower room and double bedroom with Juliet windows offering far reaching views.

Outside at the front there is ample driveway parking leading to the double garage which has a utility area with plumbing for a washing machine; and offers excellent workshop and storage space.

There is gated access from the front to the rear garden which has been beautifully landscaped and takes full advantage of the outlook across fields behind. It also has the benefit of a gate into the field to link to a public footpath, ideal for country walks.

Mayalls Close is a small development exclusively of detached properties, within the heart of this delightful rural village.

Tirley is centrally located equi-distant to Cheltenham and Gloucester making it an ideal commuter base. Approximate distances (miles):

|            |    |            |     |
|------------|----|------------|-----|
| Tewkesbury | 7  | Bristol    | 45  |
| Cheltenham | 10 | Birmingham | 48  |
| Gloucester | 10 | London     | 124 |

## Ground Floor

|              |                    |
|--------------|--------------------|
| Lounge       | 24'8"x21'6" (max)  |
| Dining Room  | 9'3"x8'11"         |
| Family Room  | 16'10"x7'8"        |
| Home Office  | 8'2"x7'11"         |
| Kitchen      | 12'11"x7'11"       |
| Conservatory | 18'11"x12'3" (max) |
| Guest wc     |                    |

Self contained  
Annex:



## First Floor

|           |                            |
|-----------|----------------------------|
| Bedroom 1 | 11'1"x11'1" (to wardrobes) |
| Ensuite   | 6'4"x5'11"                 |
| Bedroom 2 | 11'1"x10'3"                |
| Bedroom 3 | 9'2"x8'1"                  |
| Bedroom 4 | 10'8"x6'1"                 |
| Bathroom  | 9'4"x3'6"                  |

## Annex

|             |             |
|-------------|-------------|
| Living Room | 12'4"x10'9" |
| Kitchen     | 8'11"x5'6"  |
| Bedroom 1   | 10'x7'11"   |
| Shower room | 6'3"x4'5"   |

## Outside

Double garage store/utility  
Summerhouse

Tewkesbury Borough Council Tax Band F



# Guide Price £575,000

Viewing strictly by arrangement with Engall Castle Ltd

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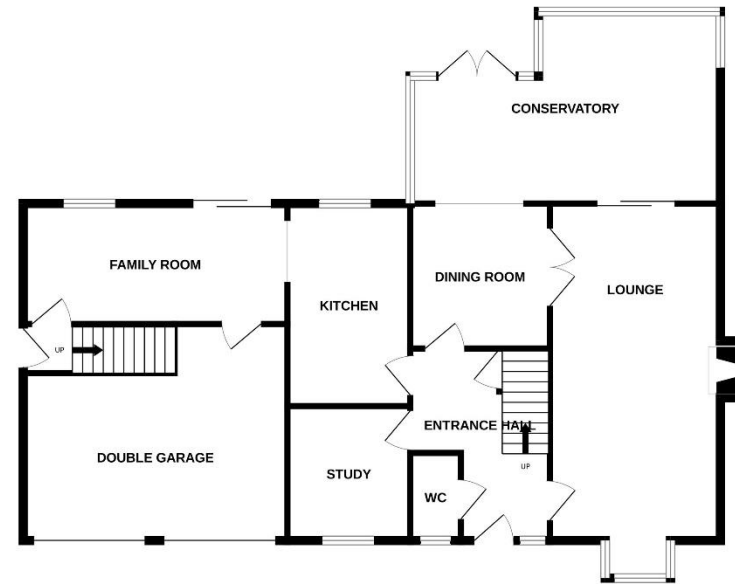
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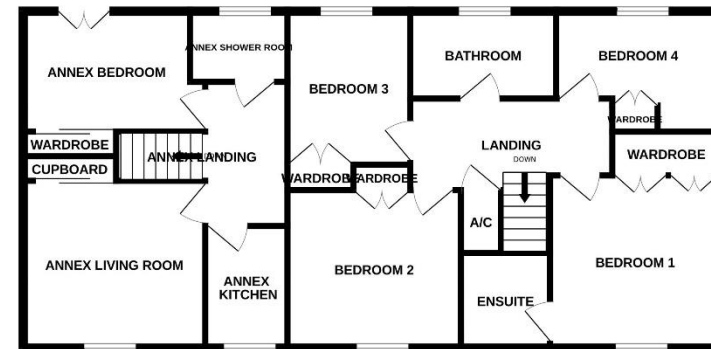
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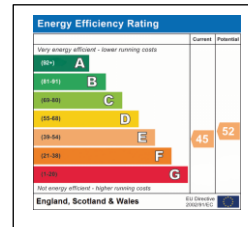
GROUND FLOOR



1ST FLOOR



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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