



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Twynning

01684 293246

**Engall
Castle**
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6 Twyning Manor, Twyning, GL20 6DB

This is beautifully presented, light and airy first floor apartment with stunning views across the gardens and fields to the Malvern Hills.

As you approach along the sweeping drive you will certainly feel like lord or lady of the Manor. The apartment is found on the first floor and accessed via the elegant hall and staircase.

On entering the apartment a welcoming entrance hall leads into the modern kitchen/dining room.

The kitchen is fitted with a range of wall and base units with integrated electric hob, oven and extractor hood. There is a useful cupboard/larder and space for a fridge/freezer. The excellent views of the Malverns are captured by a glazed door with Juliet balcony off the kitchen.

A further door leads into a large inner hall which provides ample space to create a home office. It leads to a delightful lounge and family bathroom on the left and three bedrooms on the right.



The bathroom is fitted with a modern white suite comprising of a panel bath with shower over, a vanity unit with inset wash basin and back to the wall wc.

Outside the grounds are beautifully maintained providing areas to sit to enjoy the surrounding countryside in the sun or shade. There is a discreetly positioned drying area; a generously proportioned single garage en bloc and ample parking.

Twyning Manor sits within Brockridge Common on the edge of the sought after village of Twyning which benefits from a primary school; 2 inns, and village shop and post office, village green, football pitch, play park, community centre and flood-lit tennis courts.

Situated just off the M5 and M50 between Worcester and Tewkesbury, and within easy commuting distance of Cheltenham and Gloucester it is an excellent commuter base.

1st Floor Apartment

Lounge 18'x11'1"
Kitchen/Dining room 14'3"x12'4"

Bedroom 1 13'4"x10'09"
Bedroom 2 11'10"x10'11"
Bedroom 3 9'9"x6'11"
Bathroom 6'11"x6'8"



Outside

Garage
Large communal gardens

Additional information

% Share of Freehold
999 years from 1976
Maintenance charge: £165 per month
(Building insurance, maintenance of structure and gardening)



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.

Guide Price £275,000

Viewing strictly by arrangement with Engall Castle Ltd

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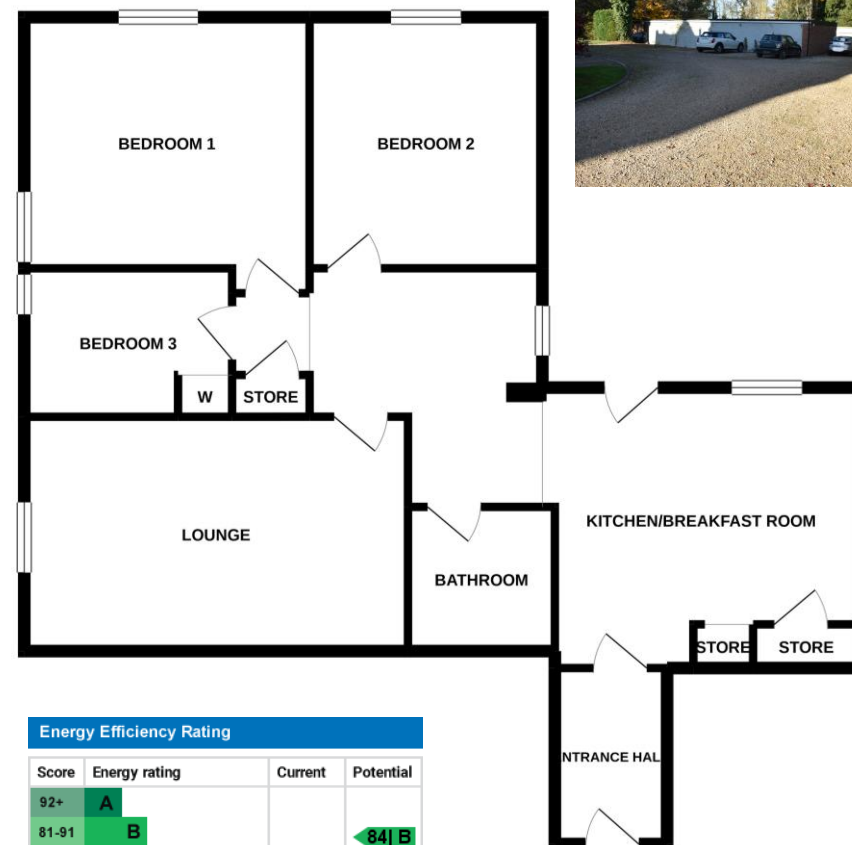
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	84 B
21-38	F		
1-20	G		

Total size:
95 square metres



Agents Note

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