



Kinsham

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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. Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.



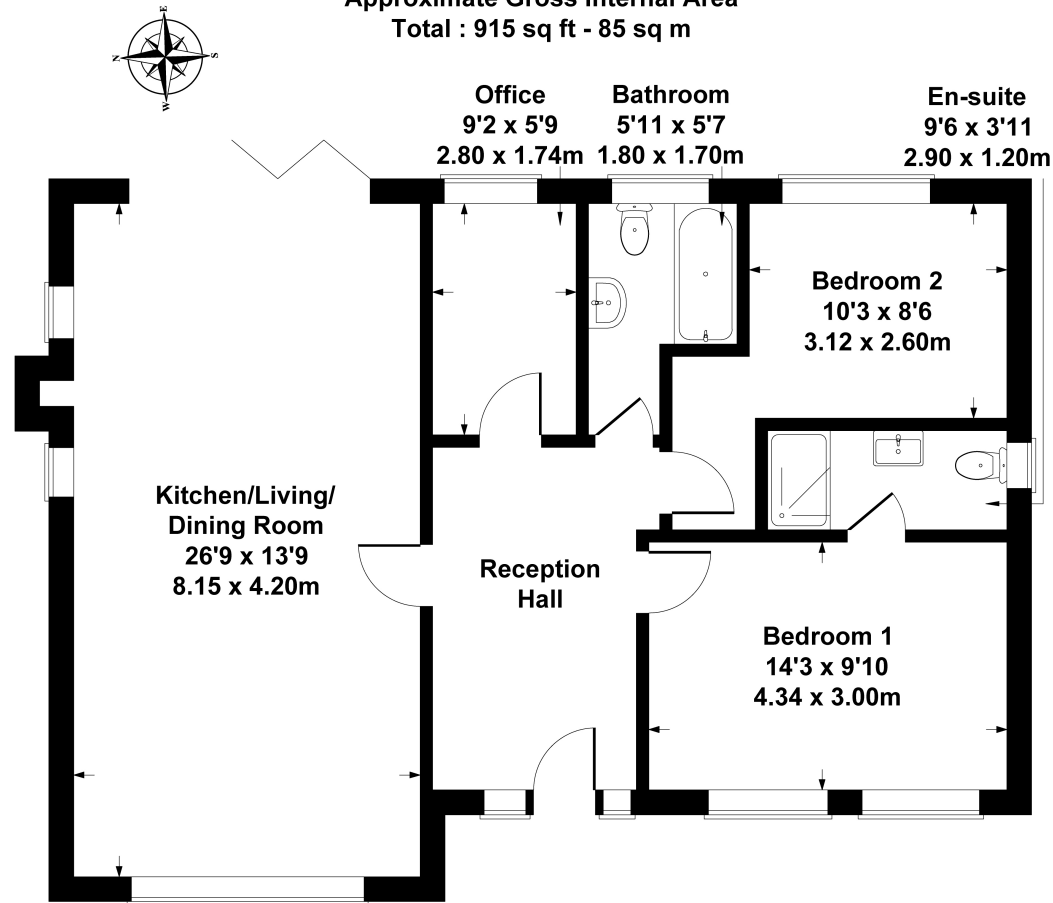


Situation

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

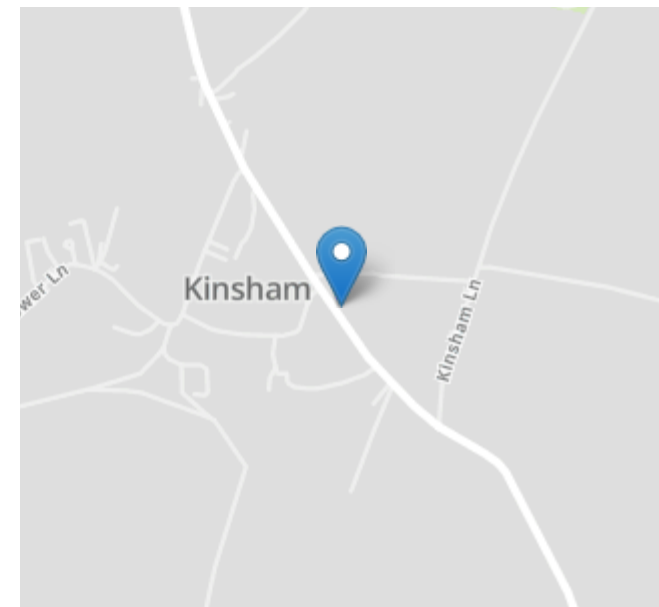
Approximate Gross Internal Area
Total : 915 sq ft - 85 sq m



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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