



Rosefeids

01684 293246

**Engall
Castle
.com**

15 Ambrosia Walk, Rosefields, Tewkesbury, GL20 5FS

This is a large property and its space and layout provide ultimate flexibility to suit a range of homebuyers needs, especially for those with limited mobility.

From the welcoming hallway on the right there is a dual aspect lounge with attractive bay window with patio doors leading out to the large conservatory. The conservatory spans the rear of the house and provides space for a dining table, sitting area and utility, with doors out to the rear and side.

The modern kitchen has ample space for a dining table and is fitted with a range of wall and base units with integrated induction hob, electric oven, extractor and dishwasher. Also remaining in the kitchen will be the fridge/freezer, washing machine and tumble drier. There are double doors leading into the conservatory.

Adjacent to the kitchen is a further reception room ideal as a home office, playroom or snug and completing the accommodation on the ground floor is a wc.

On the first floor there are three double bedrooms with the main bedroom benefitting from a dressing area with fitted wardrobes, and an ensuite shower room. The second bedroom also benefits from a range of fitted wardrobes, and the third double has access to the lift, which links the ground and first floor via the conservatory.

On the second floor there are two further double bedrooms both with fitted wardrobes, between these two rooms a modern shower room.



Throughout the house is light and spacious with upvc double glazing and gas central heating – Baxi boiler is 1 year old with remaining 9 year warranty.

Outside the low maintenance courtyard garden is quite a sun trap and has a stone built barbeque, gated rear access and access to a room attached to the side of the house which is ideal as a workshop with tiled floor, power light and electric heating.

There is a door from this room into the garage which has the benefit of power and light and there is ample off road parking outside of the garage. The property fronts a pedestrian walkway, mown grass and a natural hedgerow creating a very safe and attractive approach and outlook.

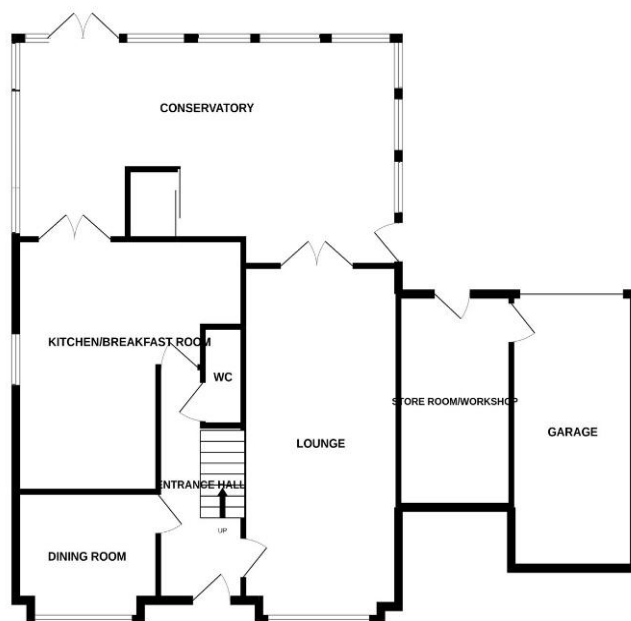
This property is ideal for multi-generational living and for those with limited mobility due to the fact that there is an internal lift linking the ground floor with the first floor – this is a modern lift large enough to take a wheel chair and is accessed from the conservatory and links with bedroom 5.

Situated within easy reach of the parade of local convenient shops in Mitton, the primary school and walk way links to the comprehensive, combined with the fact that it is also within easy reach of the town centre and its wealth of excellent amenities, public transport links it is a convenient location.

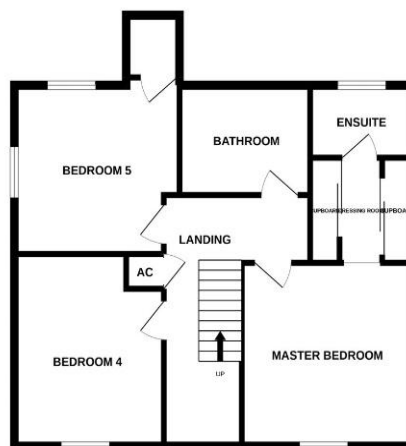
Centrally situated between Cheltenham, Worcester, Gloucester and Evesham, Tewkesbury is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.



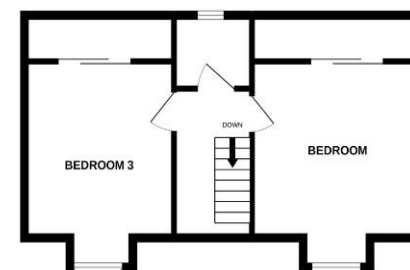
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Ground Floor

Lounge	22'11"x10'4"
Reception 2/Home Office	9'9"x8'3"
Kitchen/Breakfast Room	16'4"x13'1"
Conservatory	27'5"x14'9"
Wc	

First Floor

Main Bedroom	11'9"x10'8"
Dressing area	
Ensuite Shower Room	
Bedroom 2	12'5"x9'1"
Personal Lift	
Bedroom 3	10'8"x10'3"
Bathroom	7'4"x5'5"

Second Floor

Bedroom 4	11'4"x10'5"
Bedroom 5	11'4"x10'5"
Shower Room	6'0"x5'10"

Outside

Workshop/Store
Garage

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.

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



Tewkesbury Borough Council Tax Band D
Guide Price £460,000

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

