



Twyning



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Fleet Lane, Twyning, Tewkesbury, GL20 6FL

Guide Price £800,000 Freehold

A substantial 4 bedroom, detached, chalet style property with a recently created 1 bedroom annexe, set in approx. 0.25 of an acre.

Reception Hall • impressive living room • garden room • kitchen/dining room • 4 bedrooms • 4 bath/shower rooms • 1 bedroom annexe • LPG central heating • double glazing • parking for several vehicles • mature gardens

## Description

An individual detached property which has recently been upgraded and remodelled creating spacious family living with the benefit of a 1 bedroom annex. The very well presented accommodation includes a generous reception hall, living room with feature wood burner, garden room, and a kitchen/dining room with doors to the rear garden. Also on the ground floor are 2 double bedrooms and 2 bath/shower rooms, the master bedroom with en suite. Upstairs, there are a further 2 bedrooms and 2 bath/shower rooms (1 en suite). The garage has been converted into a stylish annex with living/dining/kitchen area, double bedroom, shower room, and utility. Outside, there is parking for 4/5 vehicles and a good size mature garden.

## Further Information:

**Local Authority** Tewkesbury Borough Council. **Tax Band F.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** LPG. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

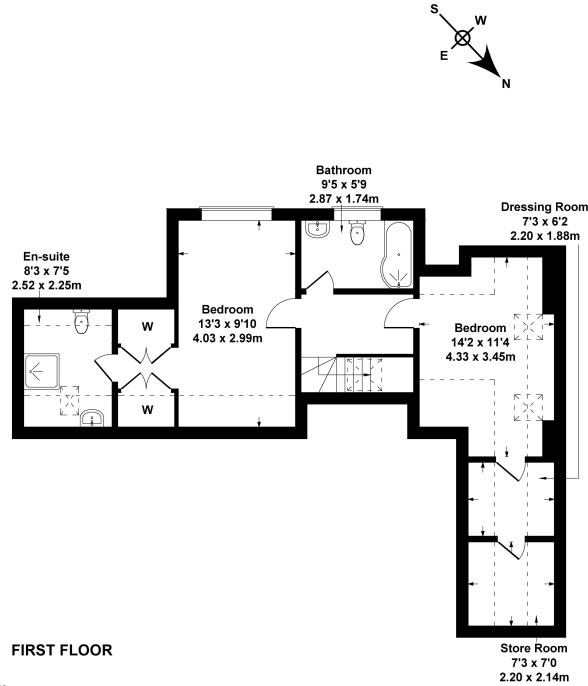
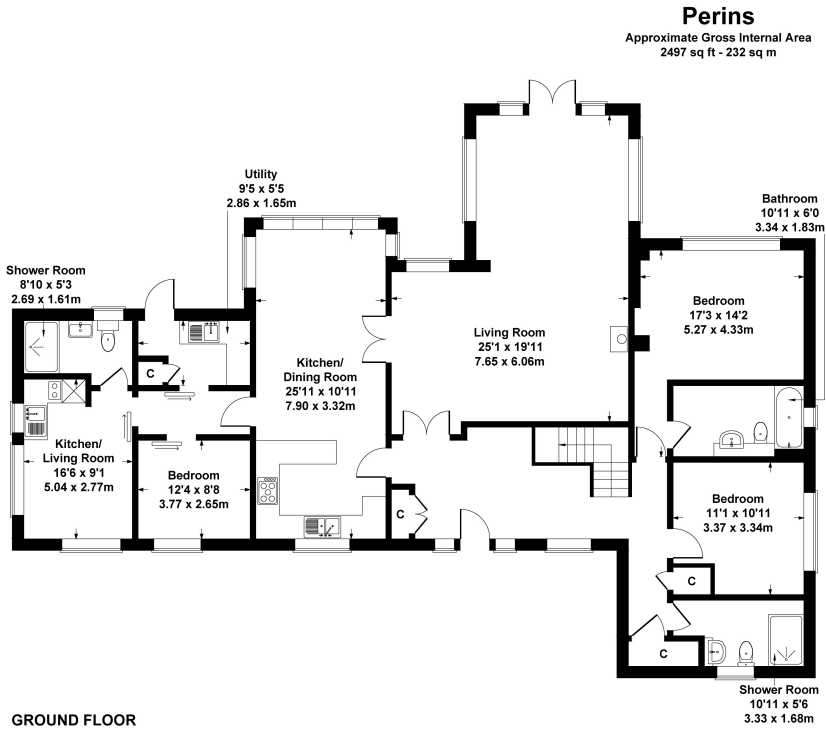
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### Situation

Situated in a raised and private position just a short walk from the River Avon with its many leisure amenities. Perins is within walking distance of all the village facilities including an excellent local shop/post office, popular primary school and two public houses. Tewkesbury and Cheltenham are nearby and offer a wider range of amenities, together with a number of well known festivals including literature, food, cricket, and national hunt racing at Prestbury Park. Access to the motorway network at Junction 1 of the M50 is approximately 1 mile away.



**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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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