

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. **Errington Smith Sales & Lettings**

= Reduced headroom below 1.5 m / 5'0

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GROUND FLOOR

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Very energy efficient - lower running costs (92-100) B (69-80) D) E (39-54) (21-38) G England, Scotland & Wales

Energy Efficiency Rating

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



town and village properties



A substantial detached family house with wonderfully landscaped gardens in an elevated position backing onto glorious open fields. It is found towards the heart of the soughtafter village of Twyning that offers a raft of amenities including a village shop, post office, primary school and popular public houses and has good access links to Tewkesbury and the M5 and M50 motorways.

Residential Sales Lettings Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

Fleet Road, Twyning, Tewkesbury, Gloucestershire GL20 6DG

A substantial detached family house with wonderfully landscaped gardens in an elevated position backing onto glorious open fields. It is found towards the heart of the sought-after village of Twyning that offers a raft of amenities including a village shop, post office, primary school and popular public houses and has good access links to Tewkesbury and the M5 and M50 motorways. The accommodation of this fine property is offered in very good decorative order and on the ground floor comprises in brief an entrance hall, a cloakroom, a utility room, a modern fitted kitchen that flows, via an archway, into a generously proportioned dining room and a well-sized living room leading into a spacious conservatory overlooking the rear garden which contains a charming thatched African hut overlooking the fish pond. On the first floor there are three good-sized bedrooms and a family bathroom with a bath and separate shower cubicle. Further benefits of this splendid property include oil fired central heating, double glazing, a garage, a workshop and off-road parking for several vehicles. Council Tax Band - F



Directions

Leave Cheltenham via the Tewkesbury Road and at the Coombe Hill traffic lights turn right. Proceed along the duel carriageway and continue through two sets of traffic lights. At the roundabout turn left signposted Tewkesbury. Follow the road into Tewkesbury and at the next roundabout turn left and proceed along the high street. At the roundabout turn left onto Mythe Road. Continue along this road for approximately one mile and at the sign for Twyning turn right. Continue down to the village green following the road to the right onto Fleet Road where the property can be found on the right hand

Price:

£675,000

Tenure: Freehold

Contact: Enrique Mena









