



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle**
.com

Holly Lodge, 14 Barton Road, Tewkesbury, GL20 5QG

This truly is one home to view to fully appreciate all that is on offer in the heart of the town, with parking, double garage, garden and 5 double bedrooms.

Sympathetically updated to retain the essence of the Georgian era, it now offers spacious light to suit the demands of modern family life.

On the ground floor a welcoming hallway leads into a sitting room on the right, benefitting from a floor to ceiling double glazed bay window. An inner hallway leads to a further reception room with windows to the front currently used as a home office.

Across the rear of the property three steps lead down to a stunning open plan sitting/dining/kitchen with patio bi folding doors lead out to the garden.

An atrium window floods the room in light and the kitchen benefits from being dual aspect with a door linking to the inner hallway.

The kitchen is fitted with a range of wall and base units with the benefit of an integrated electric oven, combination oven, induction hob, fridge, freezer and dishwasher.

Completing the accommodation on the ground floor is a wc and utility room with access to the garden.



On the first floor there are two double bedrooms with the main bedroom with the advantage of a large ensuite fitted with a corner bath and separate shower cubicle.

On the second floor there are two further double bedrooms, a shower room and separate wc. On the third floor is a further double bedroom.

The property benefits from a useable tanked cellar which is accessed from the inner hallway.

Outside the walled garden is attractive with patio and seating area, raised flower beds, vegetable beds, lawn and pathway to the rear providing access to the parking and double garage. The garage has power and light and an electrically operated door. There is off road parking in front of the garage and additional driveway parking at the front of the property.

Conveniently situated in the town centre and within walking distance of Tewkesbury's excellent range of eateries, supermarkets, shops, leisure and sports facilities. In addition, the town boasts a modern medical centre and hospital; The Roses Theatre; and the historic Tewkesbury Abbey.

Centrally located between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.



Cellar 14'11"x10'7"

Ground Floor

Entrance Hall
Lounge 11'x10'5" (min)
Open plan living room
Kitchen area 17'1"x8'3"
Dining/sitting area 20'2"x14'10"
Wc/Utility 14'2"x4'7"
Boot room 9'9"x4'2"

First Floor

Bedroom 1 15'2"x11'2"
Ensuite 10'5"x7'11"
Bedroom 2 14'x11'

Second Floor

Bedroom 3 15'1"x11'
Bedroom 4 10'10"x7'9"
Shower room 7'6"x6'9"
wc

Third Floor

Bedroom 5 11'9"x10'1"

Outside

Double Garage

Tewkesbury Borough Council Tax Band D

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 £650,000

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.

