



BRITISH  
PROPERTY  
AWARDS

2017 - 2019  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**The Meadows**

**01684 293246**

**Engall  
Castle**  
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## 2 Feltham Way, The Meadows, Tewkesbury, GL20 5FQ

Owned by the current owners since newly built in 2009, this is a lovely detached double fronted home offering space and a delightful garden with rear access.

The welcoming hallway has space for a piece of furniture and a useful understairs cupboard and leads to all ground floor rooms. The lounge at the front has a large bay window making the room feel spacious and light, and there is an attractive modern electric coal effect inset fire.

Adjacent is a second reception room, previously used as a dining room with patio doors leading out to the garden.

The newly refitted kitchen at the rear of the property is fitted with a range of wall and base units with integrated gas hob, electric oven and extractor over. There is space and plumbing for a dishwasher and washing machine. A door from the kitchen leads outside to the rear garden.

Completing the accommodation on the ground floor is a third reception room, perfect as a study or playroom with window to the front; and a downstairs wc.

On the first floor there are four double bedrooms and a family bathroom. The master has a large bay window as well as benefitting from an ensuite shower room.



Outside, the walled rear garden is larger than average with gated access to the front and rear. A gate at the rear leads to single garage en-bloc which benefits from power and light, with space for parking in front of the garage.

At the front of the property there is a low maintenance garden area bordered by hedging.

The Meadows is located within easy walking distance of local convenience stores and the town centre and its excellent range of amenities. The local primary school is also within walking distance and there are regular public transport links into the centre and to the neighbouring towns of Cheltenham and Evesham.

## Ground Floor

Lounge 12'8"x12'2" Min (excl bay)  
 Dining Room 10'x9'8"  
 Kitchen/Breakfast Room 13'1"x11'7"  
 Study 9'4"x8'4"  
 Downstairs wc

## First Floor

Master Bedroom Suite 12'2"x10'7" min  
 to wardrobes (excl bay)  
 Ensuite 5'11"x4'9"  
 Bedroom 2 11'10"x10'7"  
 Bedroom 3 10'9"x9'1"  
 Bedroom 4 9'7"x9'4"  
 Bathroom 6'4"x5'5"

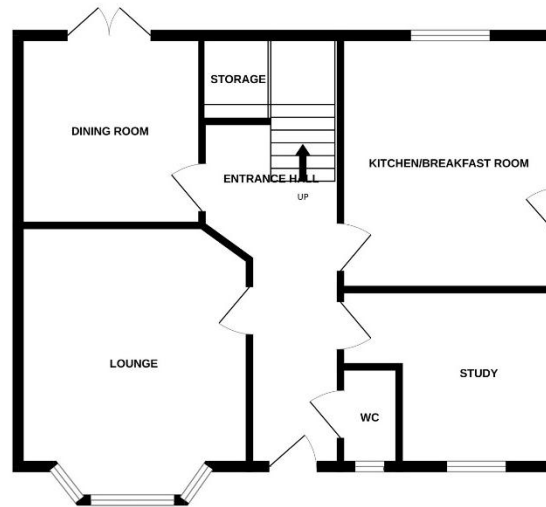
## Outside

Single Garage

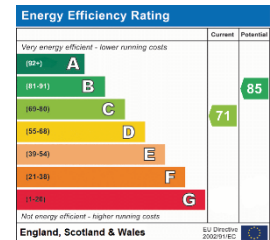
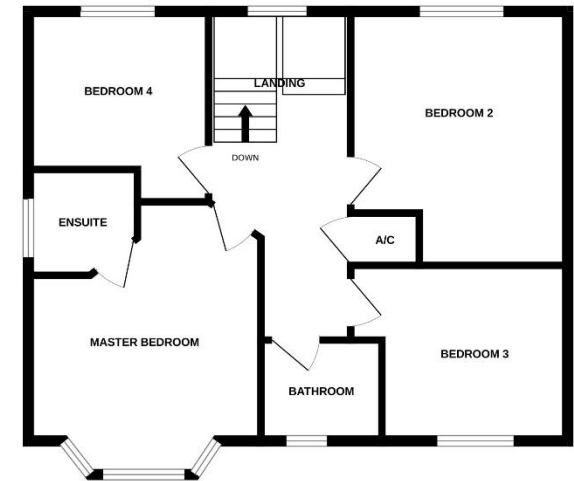
An annual service charge is payable to Taylor Clark Management Co Ltd of £176.56 for the maintenance of the common private access roads and green spaces.

**Tewkesbury Borough Council Tax Band D**

GROUND FLOOR



1ST FLOOR



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 £425,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd  
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