



Bushley

01684 293246



Wayside, Wood Street, Bushley, Tewkesbury, GL20 6JA

This is a fantastic opportunity to own a property that could be your forever home offering so many opportunities to create lasting memories. A detached bungalow with beautiful far reaching views, its own paddock, even the village pond and woodland providing as much wood and kindling as your log burner can eat!

Located within this delightfully quiet village just north of Tewkesbury within a conservation area yet within 4 miles of the motorway network, it truly offers the best of both worlds.

Briefly the accommodation comprises of a lounge with log burner, dining room with serving hatch and patio doors providing beautiful far reaching views across Tewkesbury to the Cotswold escarpment in the distance.

The modern fitted kitchen/breakfast/sitting room is located at the rear of the bungalow with patio doors providing views over the garden to the paddock and wood behind.

There are 3 bedrooms, two of which benefit from being dual aspect; a modern bathroom; a modern wet room and large utility room.

The integral garage can be accessed from the utility room and benefits from an electrically operated garage door.



The property has the benefit of oil fired central heating, septic tank drainage and double glazed windows.

The gardens wrap around the whole bungalow and are predominantly laid to lawn with vegetable beds, fruit trees, large patio, planted borders and a large gravel drive providing parking for several vehicles.

A gate at the rear of the garden leads into the paddock which is on a slight hill at the top of which it offers the most spectacular views. There is a natural pond and gated access into the mixed leaf wood.

There is a further parcel of pasture land separately accessed which also includes a natural pond on the edge of the village green. In total the property is being offered under 3 Titles, a total of approx. 11 acres.

Wayside is located just off the village green within a private cul du sac. Bushley Green itself is a sought after location up the hill from the village of Bushley. On the green is the village cricket square and pavilion set against a backdrop of woodland full of wild flowers. Further on through the hamlet is a popular independent school. In Bushley itself, there is an active community centre and the village church.

Located with easy access to both the M50 and M5 it is an ideal commuter base. Tewkesbury itself has a wealth of shop, leisure, health and education facilities situated centrally between Cheltenham (14m); Gloucester(15miles) Worcester (17miles)

Ground Floor

Entrance Hall	7'4"x4'
Lounge	13'4"x11'8"
Dining Room	13'8"x11'9"
Kitchen/breakfast/sitting room	22'9"x10'11" max
Utility	10'9"x7'4"
Wet room	
Bedroom 1	12'10"x10'10"
Bedroom 2	11'1"x10'8"
Bedroom 3	11'9"x9'7"
Bathroom	

Outside

Garage	20'x12'7"
Workshop	
Potting shed	
2 parcels of pasture land	
1 parcel of mixed woodland	

Services

Oil fired central heating
Septic tank drainage

The property is subject to Probate – application has been made

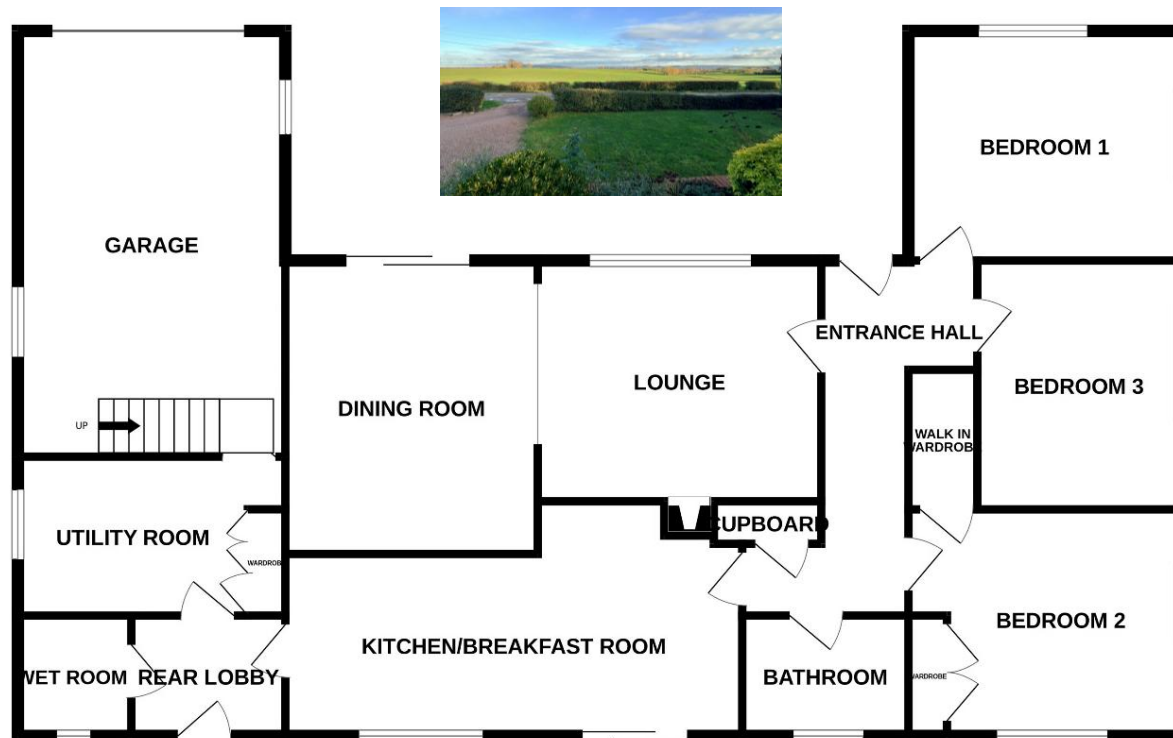
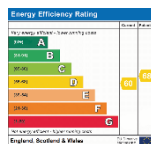
Malvern Hills District Council Tax Band F



Guide Price £900,000

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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.



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