



BRITISH  
PROPERTY  
AWARDS

2017 - 2019  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Tewkesbury Park**

**01684 293246**

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## 2 Battle Road, Tewkesbury Park, Tewkesbury, GL20 5TZ

Possibly one of the best positions within this small residential development, and believed to have been owned originally by the site manager, it sits in a large and private garden plot. Built in the 60s it has the benefit of large picture windows, solid wall construction and generous space around it, and combined with the later extensions now presents as an executive style detached home.

A welcoming hallway greets visitors and benefits from a useful coat/shoe cupboard. To the right it leads into the dual aspect lounge which has a feature chimney breast and inset electric fire, and patio doors out to the garden.

To the side of the fireplace an archway leads into a further reception room ideal as a formal dining room. Patio doors lead from here into a conservatory which has the advantage of a solid roof making it the perfect spot to enjoy the garden all year round.

A door leads into the large kitchen/dining room with a range of solid wood fronted wall and base units with granite worktops over. It is fitted with an integrated double oven, extractor, gas hob and fridge.

Off the dining room is a further separate dual aspect reception room currently used as a home office and ideal as a playroom or additional bedroom if required.

Completing the accommodation on the ground floor is a utility room, larder cupboard and guest wc.



On the first floor there are four bedrooms, 3 benefitting from fitted cupboards and a family bathroom. The main bedroom has the benefit of an ensuite shower room.

With mature trees, shrubs and lawns, garden shed and a hidden vegetable garden with greenhouse the gardens are a gardeners delight.

There is a drive leading to the detached single garage which has the benefit of power and light. At the rear of the garden there are double gates leading off Lincoln Lane giving access to a concrete pad for a boat, caravan or motorhome.

Tewkesbury Park is a popular, established residential area of Tewkesbury being within easy walking distance of the town centre and local supermarket. The town itself has a wide range of excellent facilities including Hospital, The Roses Theatre, shops, sports and leisure centres and schools.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

Approx distances: Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles)



## Ground Floor

Entrance Hall	
Lounge	18'x11'11"
Reception 2/Dining Room	12'x9'11"
Reception 3/Family Room	15'8"x8'11"
Kitchen/Dining Room	17'11"x12'1"
Conservatory	11'3"x10'7"
Utility	6'8"x5'6"
WC	

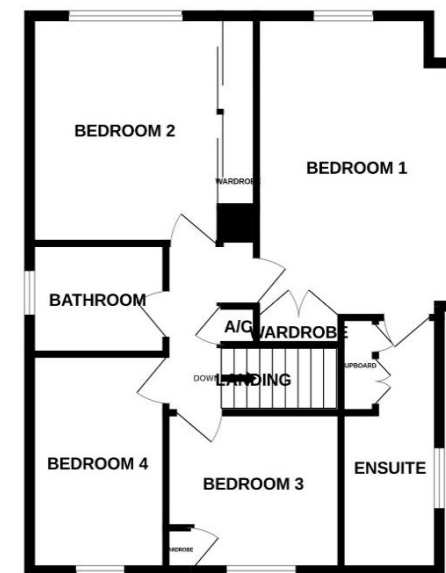
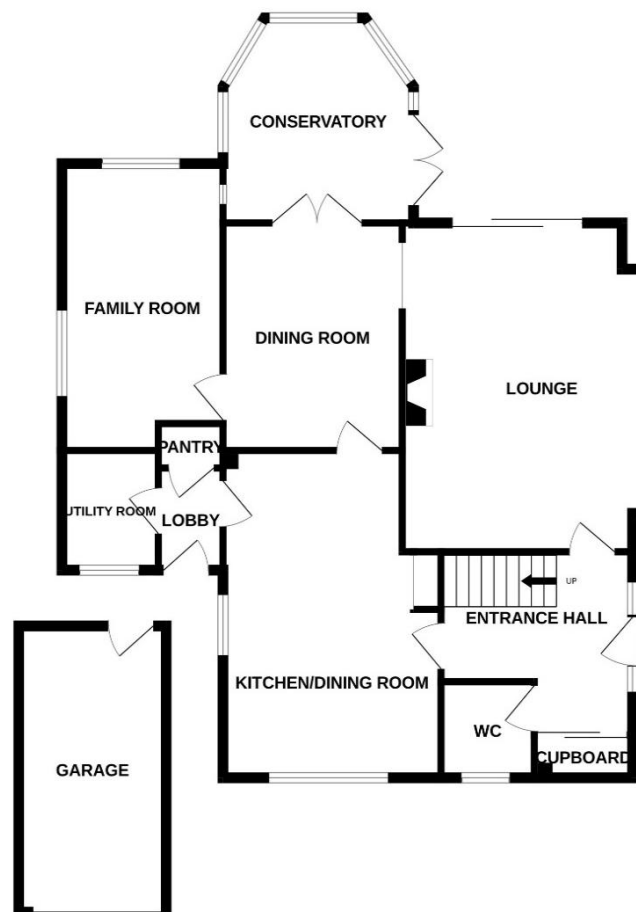
## First Floor

Bedroom 1	16'4"x11'6"
Ensuite	8'11"x5'5"
Bedroom 2	11'1"x10'2"
Bedroom 3	11'10"x7'5"
Bedroom 4	9'7"x9'
Bathroom	7'5"x6'10"

## Outside

Garage

Tewkesbury Borough Council Tax Band F

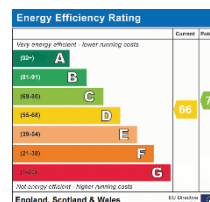


This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

**Guide Price £550,000**

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