



Rosefields

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Castle
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16 Feltham Way, Rosefields, Tewkesbury, GL20 5FQ

This is a beautifully presented, double fronted elegant home within this popular residential area often referred to as New Mitton.

Approaching the property via a wooden gate within a mature hedgerow gives a real feel for the treat you are about to unveil.

The accommodation comprises of a dual aspect lounge to the right, with patio doors out to the garden and an attractive bay window at the front. On the left there is a second reception room, ideal as a formal dining room, home office or playroom.

At the rear of the property and with patio doors leading out to the garden is the modern kitchen/breakfast room which has space for a dining table. The kitchen is fitted with a range of modern wall and base units benefitting from an integrated dishwasher, fridge, freezer, double electric oven and gas hob with extractor over.

Completing the accommodation on the ground floor is a wc.

On the first floor there are three double bedrooms and main bathroom. The main bedroom has the advantage of a dressing area with fitted wardrobes which leads into the contemporary styled ensuite shower room.



The main bathroom comprises of a panel bath, pedestal wash basin and low level wc.

On the second floor there are two further double bedrooms and shower room.

The property benefits from double glazed windows and doors, gas central heating and a pressurised hot water system.

The garden is attractively laid out with lawn and patio area. There is gated access to the driveway parking and garage which is attached to the side of the house and which has the advantage of water, power and light.

Rosefields is a modern development with the advantage of cycle paths, play area and walks. It is within easy level walking distance of the nursery, primary schools and convenience stores in Mitton and being less than a 1 mile from the town centre, the town's excellent range of facilities are also within walking distance.

Within 2 miles is the newly opened Designer Outlet Centre; the motorway network and Ashchurch rail station making it an excellent commuter base.

Ground Floor

Entrance Hall
Lounge 21'7" min x 10'5"
Kitchen/Breakfast room 16'6" x 13'2" (max)
2nd reception room 9'10" x 8' min
WC

First Floor

Bedroom 1 10'8" x 10'6"
Ensuite 7'2" x 3'9"
Dressing area
Bedroom 2 12'4" x 7'5"
Bedroom 3 12'4" x 9'1"
Bathroom 7'3" x 5'7"

Second Floor

Bedroom 4 15'4" x 10'7"
Bedroom 5 15'4" x 10'6"
Shower Room 5'11" x 5'10"

Outside

Garage 17'3" x 8'3"

Tewkesbury Borough Council Tax Band E



Offers Over £430,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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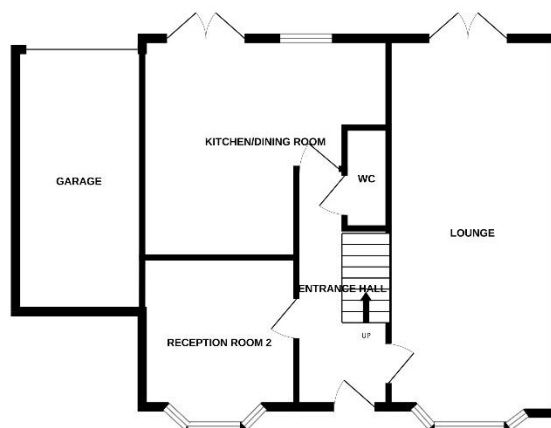
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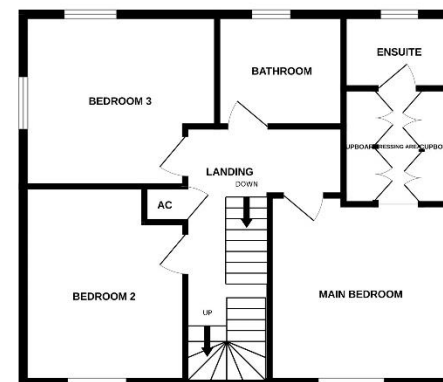
Agents Note

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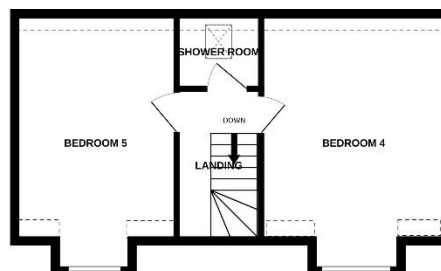
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Communal areas and green spaces are maintained by Taylor Clarke for which an Annual Charge of £180.00 is payable

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.

