



Twynning

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19 Hillview Lane, Twyning, GL20 6JW

This is an immaculately presented home, having been extended and updated to offer beautifully light and spacious accommodation throughout. Sitting in an elevated position above the village centre, its prominent position provides far reaching views across to the Cheltenham escarpment.

To the right there is a separate lounge with large picture window overlooking the front garden. It has a feature fireplace housing a log burner and double doors leading through to the large, dual aspect contemporary styled kitchen/dining room with patio doors leading out to the rear garden.

The kitchen is fitted with a range of wall and base units with a large central island which houses 2 Neff ovens; an induction hob and inset extractor. In addition there is an integrated dishwasher and space and plumbing for an "American" style fridge freezer.

An archway leads from the kitchen into a dual aspect family room, again benefiting from patio doors out to the garden.

Completing the accommodation on the ground floor is a useful utility room with wc and space and plumbing for a washing machine and tumble drier.



On the first floor there are four bedrooms and a family bathroom. The main bedroom has the benefit of a modern ensuite shower room.

The main bathroom is fitted with a modern suite comprising of a p shaped bath with shower over, a vanity unit with inset wash basin, heated towel rail and a back to the wall wc.

Outside the gardens are lovely with a large lawned area against a mature hedge back drop. There are several patio areas to take full advantage of the sun and the shade and it has the benefit of gated side access.

There is a personal door leading into the garage which has the benefit of power and light.

At the front there is ample driveway parking for several vehicles.

Twyning is a popular traditional village with primary school and village inn overlooking the village green. In addition there is a further dining pub with river views; impressive recreation centre with floodlit tennis courts; church and chapel; and bus links with Tewkesbury and surrounding villages.

Being located approximately 3 miles from Tewkesbury it benefits from excellent motorway links making it an ideal commuter base.

GROUND FLOOR

1ST FLOOR

Ground Floor

Entrance Hall
 Lounge 15'3"x13'8"
 Kitchen/dining room 18'5"x17'10"
 Family Room 15'5"x12'1"
 Utility 7'2"x5'1"

First Floor

Bedroom 1 15'6"x12'1"
 Ensuite 11'8"x6'11"
 Bedroom 2 9'11"x7'10"
 Bedroom 3 10'x9'11"
 Bedroom 4 9'3"x8'11"
 Bathroom 7'11"x6'

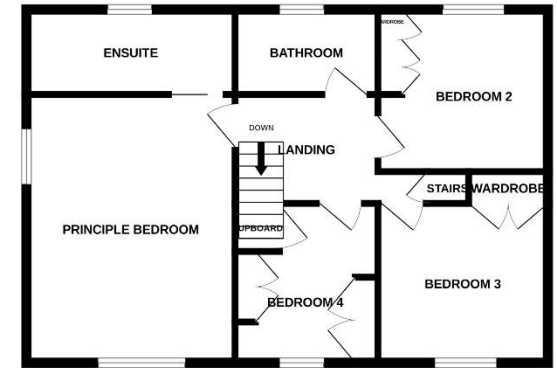
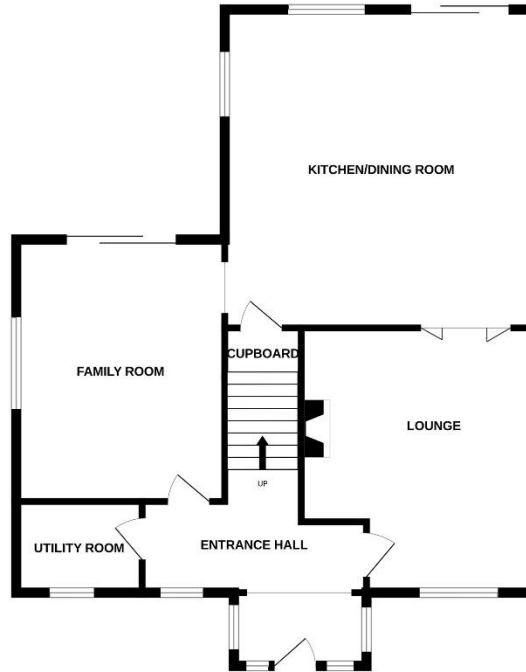
Outside

Garage

Tewkesbury Borough Council Tax Band D

Solar

The property benefits from 3.8kw solar panels with 10kw battery storage
 Oil Central Heating – External boiler new in 2022



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 £475,000

Viewing strictly by arrangement with Engall Castle Ltd
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