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2017 - 2019  
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GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Tewkesbury**

**01684 293246**

**Engall  
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## 16 Church Street, Tewkesbury, GL20 5PD

Full of character and surprisingly spacious! This is a charming Grade II Listed town centre cottage which has been loved by the same family since 1956.

Briefly the accommodation comprises on the ground floor of a sitting room at the front of the property which leads through to a further reception room currently used as a dining room and which has a glazed door opening into the small courtyard.

A door from the dining room leads into the kitchen which is fitted with with a range of wall and base units. The kitchen extends into the rear lobby which has a door to the courtyard and a further door into a wet room which is fitted with a shower, low level wc and pedestal wash basin.

On the first floor there is a bedroom and a shower and moving up to the second floor there is a large, beautifully light main bedroom; third bedroom and bathroom.

The bathroom is fitted with a panel bath, pedestal wash basin and low level wc.



Throughout the property which is believed to have its origins in the 15<sup>th</sup> and 17<sup>th</sup> centuries, there are surprisingly high ceilings creating a great feeling of space; many original beams; a stunning section of early 18<sup>th</sup> Century stair case; some beautiful aged oak doors; and wattle & daub panelled walls.

It should be noted that the property has an element of Flying Freehold and more details are available from Engall Castle Ltd,

Located within the town centre, it is located to take full advantage of the wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre, and indeed a local convenience store within 2 minutes of your door.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.

## Ground Floor

Lounge	17'7" (max)x10'3"
Dining Room	21'4"x9'9"
Kitchen	11'8"(min)x4'7"
Rear lobby	10'11"x4'2"
Wet Room	8'8"x4'2"

## First Floor

Bedroom 2	17'x10'4"
Shower	

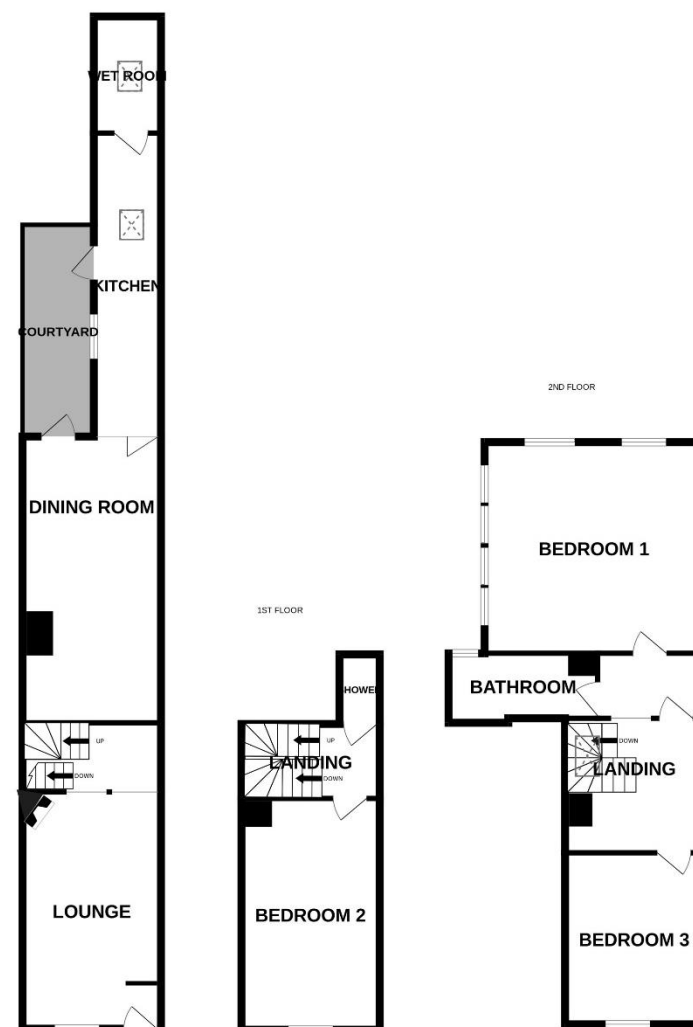
## Second Floor

Bedroom 1	16'8"x15'8"
Bedroom 3	12'9"x10'4"
Bathroom	7'11"x4'9"

## Outside

Small courtyard

Tewkesbury Borough Council Tax Band D



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 £210,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd  
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