



**Newtown**

**01684 293246**





## 2 Elmvil Road, Newtown, Tewkesbury, GL20 8DD

Immaculately presented and updated inside and out, this is a lovely family home. The current vendors have cleverly extended the property to create a flowing layout with space, whilst retaining a separate reception room, and creating private space within the contemporary styled open plan layout at the rear of the property.

The accommodation comprises of a welcoming hallway with the advantage of a useful coats cupboard. To the right a door leads into a separate lounge with the benefit large picture windows creating a light and bright room and it has the benefit of a modern flame effect gas fire creating a warm focal point.

A door at the end of the entrance hallway leads into a stunning open plan kitchen/dining/family room with the advantage of an archway leading through to a snug ideal as a playroom, home office or just cosy space. The contemporary styled kitchen is fitted with a range of wall and base units to include an integrated oven, combination oven, 2 warming drawers, induction hob, extractor, dishwasher and 2 wine coolers.

Two sets of patio doors open out into the garden from the dining and kitchen areas creating the perfect summer entertaining space taking full advantage of its south facing garden.

A further reception room is ideal as a home office or studio at the front of the house with the advantage of separate access from the side of the house. It also has a door through to the utility/shower room. This in turn also links through to the open plan kitchen area.



On the first floor there are 4 good sized bedrooms and family bathroom, with the main bedroom a range of fitted wardrobes and Bedroom 2 benefitting from a contemporary styled ensuite shower room making it an ideal guest room.

The bathroom is fitted with a modern suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.

Outside the rear garden is equally well presented having been designed to create a low maintenance garden with patio areas, artificial lawn and gated side access to the front of the property.

At the front the block paved driveway provides ample off road parking for several vehicles.

The property has the advantage of gas central heating, upvc double glazed windows and doors.

Located within the popular area of Newtown with its own convenience store, schools and public transport links, it is within walking distance of the town centre, linked by a dedicated cycle and pedestrian path.

Tewkesbury itself has a wide range of excellent eateries, supermarkets, leisure & sports centres and shops. 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.



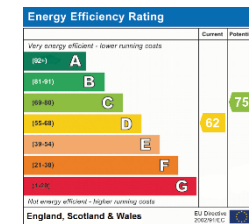
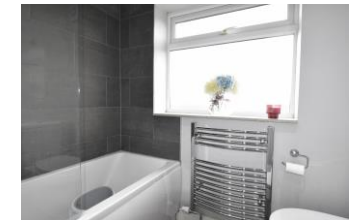
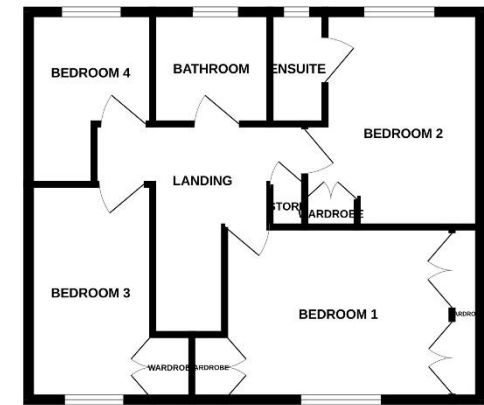
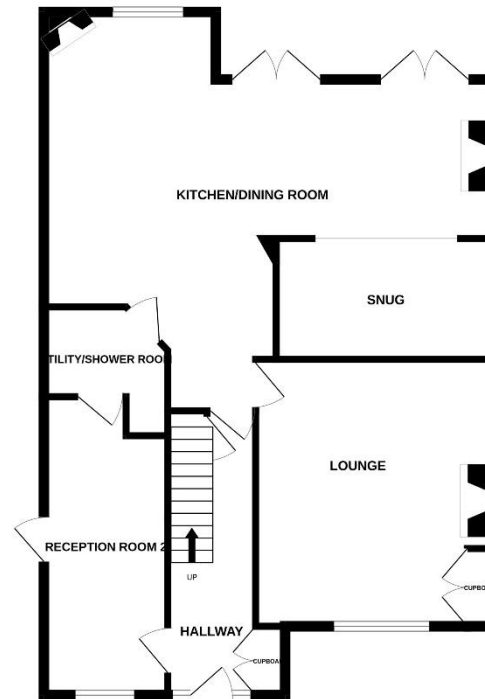
## Ground Floor

Lounge	15' x 12'8"
Open plan kitchen/dining room	25'5" x 15'2" MAX
Snug	9'7" x 5'3"
Reception Room 2	15'5" x 7'7"
Utility/shower room	

## First Floor

Bedroom 1	14'7" x 9'2"
Bedroom 2	10'10" x 7'9"
Ensuite	
Bedroom 3	11'2" x 7'7"
Bedroom 4	8'3" x 7'9"
Bathroom	7'8" x 5'5"

**Tewkesbury Borough Council Tax Band D**



**Guide Price £435,000 Freehold**

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155 High Street Tewkesbury Gloucestershire GL20 5JP  
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
[www.engallcastle.com](http://www.engallcastle.com)



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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