



**Bushley**

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# Merlot House, Bushley, Tewkesbury, GL20 6HX

Situated between Bushley and Bushley Green, Merlot House offers large spacious accommodation within this delightful semi rural village location.

Built in the 60s it has the advantage of being solidly built with higher than average ceiling heights and generous room sizes, which becomes immediately apparent on entering the spacious hallway.

The triple aspect lounge is beautifully light and has the benefit of open aspect views from the front and French doors into the rear garden. There is an attractive fireplace with what is believed to be an open chimney behind.

The modern kitchen has been opened up to create an attractive living space with central island; dining and seating areas. The kitchen is fitted with a range of wall and base units with an integrated electric range style oven with halogen hob. From the kitchen a door leads out to the side of the property and a further door leads into a useful utility room which has space and plumbing for a washing machine and two, floor to ceiling storage cupboards.

Completing the accommodation on the ground floor is a guest cloakroom and wc.

On the first floor there are 4 generously proportioned double bedrooms with the main triple aspect bedroom being beautifully light and benefitting from an ensuite shower room.



The generous proportions of the home continue with a spacious landing with separate storage and airing cupboards; and contemporary styled family bathroom.

Outside the single garage is linked to the side of the property via a covered walkway, and attached to it are two useful stone built stores at the rear.

The rear gardens are bordered by mature hedgerows and are planted with a range of shrubs, fruit trees and lawn. At the front of the property is a pretty cottage style garden, and planted borders line the horseshoe driveway.

The property has the advantage of solar panels and on average provide a payback to the vendors of around £2,200 per year. The property is on septic tank drainage and has oil fired central heating.

Bushley is an attractive village approximately 1.5 miles North of Tewkesbury, and benefits from the Parish Church and vibrant community centre. Within a short walk to Bushley Green is the village cricket green and pavilion, woodland walks and Bredon Independent School.

Located within easy access of both the M50 and M5 it is an ideal commuter base. Tewkesbury itself has a wealth of shop, leisure, health and education facilities situated approximately 14 miles from Cheltenham, 15 from Gloucester and 17 from Worcester.

## Ground Floor

Entrance Hall	17'10"(max)x10"
Lounge	21'3"x13'11"
Kitchen/Breakfast Area	18'9"x11'11"
Dining/Sitting Room	12'4"x10'11"
Utility Room	9'3"x5'4"
Cloakroom	
WC	

## First Floor

Main bedroom	20'10"(max)x13'11"(max)
Ensuite	9' x 4'10"
Bedroom 2	14'9"x10'11"
Bedroom 3	14'1"x8'10"
Bedroom 4	12'x9'7"
Bathroom	10'6"x8'9"

## Outside

Garage	18'3"x8'5"
Two brick stores	



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 £700,000

**Viewing strictly by arrangement with Engall Castle Ltd**

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