



Twynning

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Avon Cottage, Fleet Lane, Twyning, GL20 6FL

This beautifully presented detached cottage will wrap its arms around you as soon as you step through the front door, such is the charm and warmth of the ambience created by the current vendors, who have sympathetically combined modernity with the character of this 17th century Grade II listed home.

The welcoming hall way leads through to the kitchen/breakfast room which is definitely the heart of the home and which is fitted with a range of modern wall and base units with an electric range style cooker.

At the rear of the property there are two dual aspect reception rooms; a large lounge with an inglenook fireplace with log burner and a separate dining room. Both rooms have beams and benefit from patio doors providing a great connection to the garden.

Completing the accommodation on the ground floor is a downstairs wc.

On the first floor there are 4 bedrooms all with fitted cupboards and with the two doubles at the rear with delightful views across the garden and down to the river.



The family bathroom is fitted with a contemporary suite comprising of a roll top bath, separate shower cubicle, vanity unit with inset basin and low level wc.

In the grounds is a detached annex which is currently arranged as a utility room, guest bedroom with ensuite shower room and a garden room/home office, benefitting from French doors out onto a sun deck providing the perfect place to sit and enjoy the far reaching views.

The rear garden is long and laid mainly to lawn with mature shrubs and planted borders. There are patio areas and a gravel drive to the side providing ample off road parking, with a 5 bar gate providing access to the lane.

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

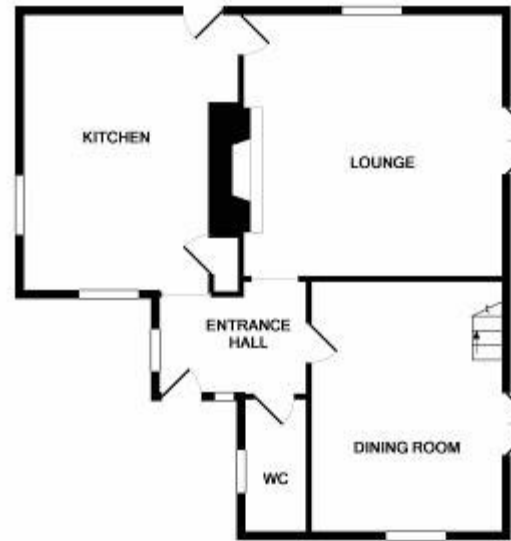
Lounge	14'10" x 14'6"
Kitchen/Breakfast room	15'8" x 10'
Dining Room	14'2" x 10'10"
Downstairs wc	

First Floor

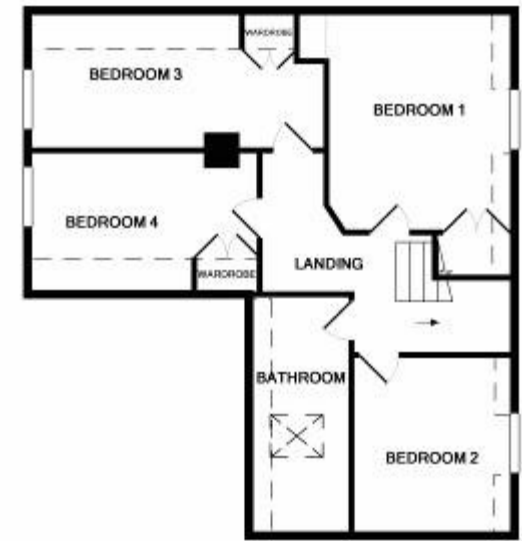
Bedroom 1	11'9" x 10'9"
Bedroom 2	10' x 9'1"
Bedroom 3	18'5" x 7'9"(max)
Bedroom 4	15'1" x 7'8"(max)
Bathroom	

Detached Annex

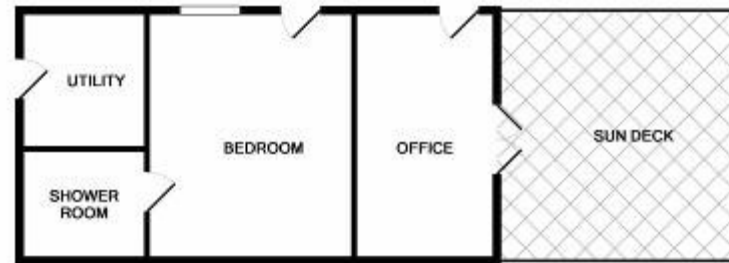
Guest room/Bedroom 5	13'9" x 11'5"
Shower Room	
Office	13'9" x 7'10"
Utility	7'7" x 7'



GROUND FLOOR



1ST FLOOR



Detached Annex



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 £525,000

Viewing strictly by arrangement with Engall Castle Ltd

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