



Twigworth

 Nick
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ESTATE AGENTS

Twigworth

Tewkesbury Road, Twigworth, Gloucester, GL2 9PL

Guide Price £1,150,000 Freehold

A substantial, 4 bedroom, former farmhouse with a 2 bedroom annex and 1 bedroom detached cottage, set in approx. 0.4 acres.

Reception hall • living room • dining room • kitchen/breakfast room • utility room • cloakroom • garden room • 4 double bedrooms • 2 bath/shower rooms • home office • workshop • mature gardens • parking for several vehicles • 2 bedroom annex • 1 bedroom detached cottage

Description

An attractive, charm filled, former farmhouse which has been adapted to a modern lifestyle and offers the potential for various revenue streams. This truly characterful property includes a reception hall, living room with feature fireplace, dining room with wood burner, a magnificent kitchen/breakfast room, large utility/boot room, downstairs cloakroom, and a garden room. Upstairs there are 4 double bedrooms, 2 bath/shower rooms, and a home office (accessed via the bathroom). Attached is a 2 bedroom annexe with 2 bath/shower rooms, and a wonderful open plan kitchen/dining/living area with a free standing wood burner and glorious views across the neighbouring countryside. Outside, there are mature well tended gardens with a feature pond, parking for several cars, and a workshop. In addition there is a 1 bedroom detached cottage with living room, dining room, kitchen and wet room.





Situation

A semi rural location, well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away and providing excellent education for all ages, sporting facilities and entertainment. Also within easy reach are major road links including M5 north and southbound, A417 and the M4.

Further Information (for both Farmhouse & Cottage):

Local Authority Tewkesbury Borough Council.

Tax Band E (Farmhouse). **Tax Band** B (Cottage).

Electricity Mains. **Water** Mains. **Sewerage** Mains.

Heating Gas Central Heating.

Broadband Connected to the property.

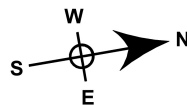
Purchasers should carry out their own investigations regarding the suitability of these services.

AGENTS NOTE - Planning permission has been approved for up to 85 properties on land nearby.

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Chestnut Tree Farm

Approximate Gross Internal Area
3610 sq ft - 335 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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