



THE GARAGE



**Church End**

**01684 293246**

**Engall  
Castle**

**.com**

# The Gables, Church End, Twyning, Tewkesbury, GL20 6DA

This really is a home that you need to view to appreciate the quality of the build and the generous room sizes.

The spacious lounge has a brick feature fireplace with log burner; bi-fold doors lead out onto the garden and being dual aspect, benefits from views over the front and rear garden.

The stunning refitted kitchen has extensive black granite work tops, with a centre island housing a top of the range induction hob with extractor hood over. The kitchen benefits from an integrated freezer, fridge, dishwasher, wine cooler, coffee machine, microwave and three ovens. A door leads out to the covered side passage way which provides access to the front and rear of the property. Double doors open up into a formal dining room with bi-fold doors leading out to the garden.

Further accommodation on the ground floor includes a downstairs wc; study, utility room with fitted wall and base units, plumbing for a washing machine, and door to the rear. There is personal door into the integral garage which has the benefit of electrically operated garage doors.

Upstairs the spacious and light landing leads to the four double bedrooms. The guest suite having a dressing area with fitted wardrobes and beautiful contemporary fitted ensuite shower room. The master bedroom also benefits from a stylish ensuite shower room and range of fitted wardrobes creating a dressing area. The two further doubles have fitted wardrobes, units and window seats.



Completing the accommodation upstairs is a luxuriously styled family bathroom with separate shower cubicle and Jacuzzi bath.

Outside the rear garden has been professionally landscaped with ornamental pond, large patio area, veranda with overhead heaters and barbecue area; garden shed, Wendy house and planted beds. The garden backs onto a paddock and being southwest facing benefits from the sun most of the day. There is gated side access on both sides of the property with one side covered to create a dry storage/dog kennel area.

The front driveway provides ample driving parking.

The property benefits from new triple glazed windows, a new boiler and second pressured tank.

Church End is a small hamlet with Parish Church located between Twyning and Tewkesbury and therefore benefiting from all the facilities of its neighbouring village of Twyning.

Tewkesbury, located centrally between Cheltenham, Gloucester and Worcester, is an ideal commuter base with easy access to the motorway and rail networks. It has a wealth of shops, health, education and sports facilities.



## Ground Floor

Entrance Hall	
Lounge	22'2"x15'10"
Dining Room	15'3"x13'2"
Study	10'x6'6"
Kitchen/ Breakfast room	15'6"x12'3"(max)
Utility Room	17'2"x6'6"
Downstairs wc	

## First Floor

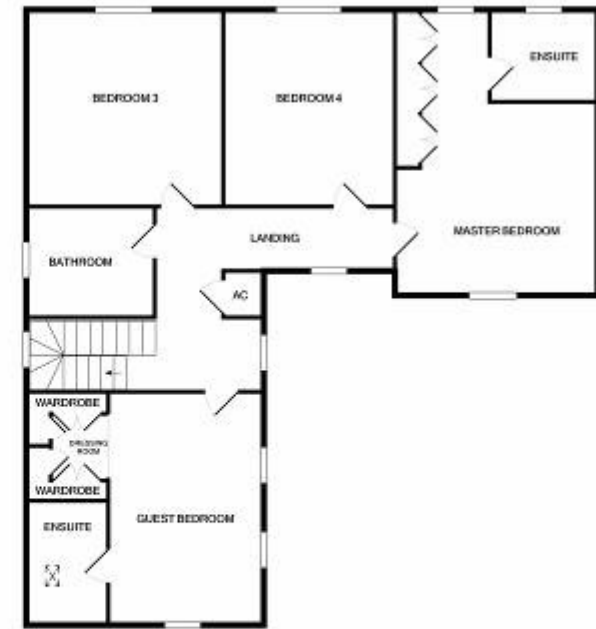
Master Bedroom	15'9"x13'9"
Ensuite	8'5"x7'2"
Guest Bedroom	18'1"x16'1"(max)incl dressing room
Ensuite	9'3"x6'4"
Bedroom 3	15'4"x13'11"
Bedroom 4	15'3"x13'3"
Family Bathroom	10'x7'

## Outside

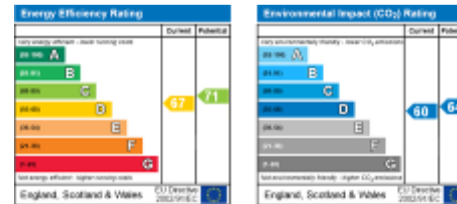
Garage storage	18'2"x11'7"max
Shed with power and light	
Wendy House	



GROUND FLOOR



1ST FLOOR



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 £780,000**

Viewing strictly by arrangement with Engall Castle Ltd  
 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)



### Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

