



**Twyning Manor**

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# 10 Twyning Manor, Twyning, GL20 6DB

With a sweeping driveway through farmland, the approach to Twyning Manor is certainly grand and will impress all your friends and visitors.

The elegant grandeur continues as you enter the main entrance doors and carpeted stairs lead to the second floor where this 2 double bedroom apartment is situated.

A spacious hallway leads to all accommodation. The lounge at the front of the apartment has a large window with views of specimen trees and as far as the Cotswold Hills.

The kitchen is fitted with a range of wall and base units with integrated electric hob, oven, fridge, freezer and with space and plumbing for a dishwasher and washing machine with views of the Malvern Hills.

There are two double bedrooms. The main bedroom has fitted wardrobes and a magnificent view of the Malvern Hills. The second bedroom (currently used as a dining room) looks towards the Cotswold Hills.

The bathroom is fitted with a panel bath with modern shower over; vanity unit with wash basin and low level wc. Completing the accommodation is a large walk in cupboard or box room providing ideal storage or even good space to create a home office if required.



The apartment has a garage and there is ample parking for all owners and their guests.

The grounds themselves are well managed and planted with mature specimen trees. There is a discreetly positioned clothes drying area with rotary lines.

The grounds provide far reaching views in all directions and are available to be enjoyed without the hassle of caring for them as this is all managed by the management company.

Each apartment owner becomes a percentage freeholder of the whole and all residents are owners with a no tenancy policy in place.

The apartment has double glazed windows and electric storage heating.

Twyning Manor sits on the edge of the village which benefits from a primary school; 2 public inns, and village shop, community centre and flood lit tennis courts.

Situated just off the M5 and M50 between Worcester and Tewkesbury, and within easy commuting distance of Cheltenham and Gloucester, it is an excellent commuter base.

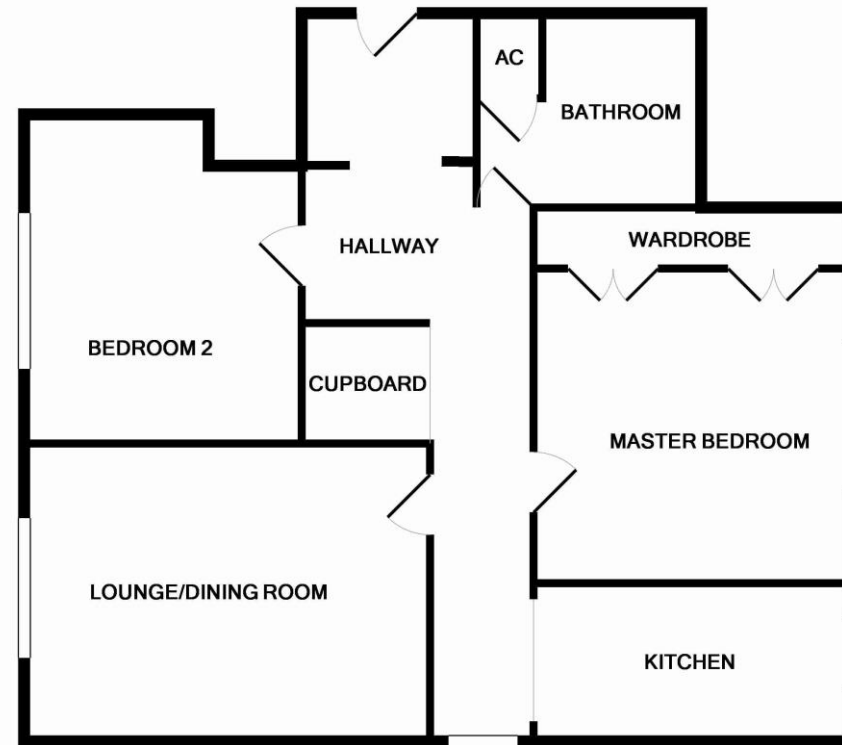


## Ground Floor

Lounge/Dining Room	12'4"x12'1" max
Kitchen	11'3"(max)x9'6"
Bedroom 1	9'10"x8'11"
Bedroom 2	11'3"x8'11"
Bathroom	6'3"x6'2"

## Outside

Single Garage



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 £240,000**

Viewing strictly by arrangement with Engall Castle Ltd  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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