



Twynning

01684 293246



Old Yard Cottage, Twyning Green, Tewkesbury, GL20 6DQ

Sitting prettily at the edge of the Village Green, this archetypical village home is quite special offering modern spacious accommodation and much potential having the advantage of a detached home office/games room and store room.

A welcoming porch leads into the property and to the right is an attractive lounge with the advantage of a log burning stove. Across the hallway a door leads through to a large, triple aspect kitchen/dining/family room. The kitchen is fitted with a range of modern wall and base units with an integrated electric hob, oven extractor, dishwasher, fridge and freezer.

The dining area has patio doors leading out to the garden and a door leading through to a useful utility room with door out to the garden.

Completing the accommodation on the ground floor is a wc.

On the first floor there are four bedrooms and a family bathroom. The main bedroom has the benefit of a modern ensuite shower room.

The main bathroom is a great size and is fitted with a white suite comprising of a separate shower cubicle; panel bath, pedestal wash basin and low level wc.



Outside the rear garden is delightful being south west facing and private. There is a large lawn, mature planted borders and patio areas. In addition the property has a detached dual aspect games room/home office which has patio doors out to the garden. Attached is a useful garage store ideal for bikes and tools.

At the front of the property there is a further pretty garden with lawn, planted borders and a gated driveway providing parking for several vehicles.

The property has the advantage of oil fired central heating and double glazing.

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; riding school; church and chapel.

The village has easy access to the M50/M5 motorway making it an ideal commuter base. Twyning itself is located approximately 3 miles from Tewkesbury with its wealth of excellent facilities.

Ground Floor

Entrance Hall	
Lounge	13'3"x11'10"
Dining room	18'5"x9'7"
Kitchen/family room	22'3"x11'
Utility	6'9"x6'7"
wc	

First Floor

Bedroom 1	15'x12'2"
Ensuite	5'2"x4'8"
Bedroom 2	11'3"x9'1"
Bedroom 3	10'5"x9'7"
Bedroom 4	9'7"x7'8"
Bathroom	10'4"x7'8"

Outside

Detached Games room/home office	25'1"x12'7"
Store room	12'10"x6'6"

Tewkesbury Borough Council Tax Band F

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.

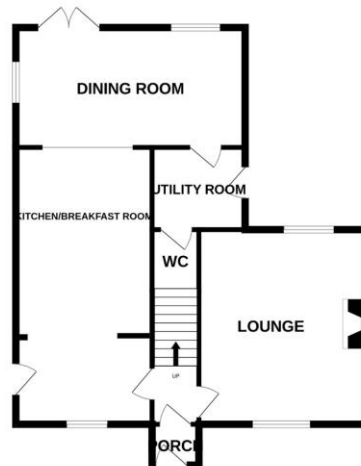
Guide Price £850,000

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

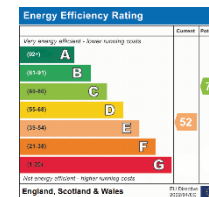
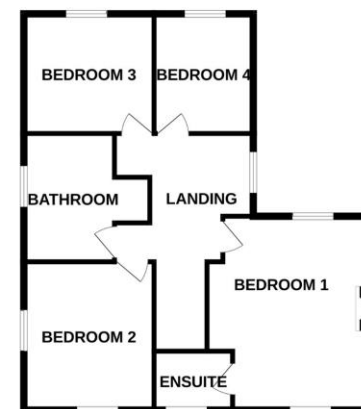
01684 293 246
www.engallcastle.com



GROUND FLOOR



1ST FLOOR



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.

