



Tewkesbury

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Albertine Cottage, Hammerton Court, Tewkesbury, GL20 5BN

This beautiful detached cottage discreetly located at the end of a private gated alleyway and situated on the Mill Avon at the confluence of the River Avon and River Severn has far reaching country views towards the Malvern Hills. In addition Albertine Cottage has the advantage of its own private mooring, one of just a few dedicated to private residential properties within the town.

From the garden gate, steps lead down through the pretty terraced front garden to the entrance which welcomes visitors into the spacious kitchen/dining room. The original cottage is believed to date back to the mid-1800s and over the years has been sympathetically extended and modernised, benefitting from gas combination boiler central heating and a modern, light and spacious accommodation.

The kitchen is fitted with a range of modern wall and base units with integrated induction hob, electric oven, fridge, freezer, dishwasher and washer/dryer.

A door from the kitchen leads into the lounge with French doors leading out to the rear garden. There is a fire place with chimney and a gas supply ready to take a gas fire, and there are stairs leading up to the first floor.



On the first floor there is a superb master bedroom with a large bay window creating a cosy sitting room providing the most wonderful views of the river and countryside beyond.

The bathroom is fitted with a modern white suite comprising of a bath with shower mixer tap unit, pedestal wash basin and across the landing is a separate wc.

On the second floor there are two further bedrooms.

The rear garden is laid predominantly to lawn with mature shrubs and fruit trees with steps leading down to the river mooring.

Situated within easy walking distance of the town centre, country and river walks it is an ideal location to access the wealth of education, health, sporting and cultural facilities Tewkesbury has to offer and with easy access to the motorway and rail networks it is an excellent commuter base.

Ground Floor

Kitchen/Dining Room 12'11"x10'6"
Sitting Room 20'10"x12'1"

First Floor

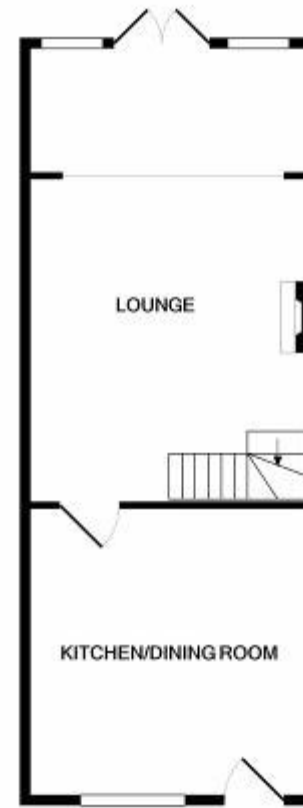
Master Bedroom 11'x7'5"
Snug 9'3"x5'9"
Bathroom 5'3"x4'5"
Wc

Second Floor

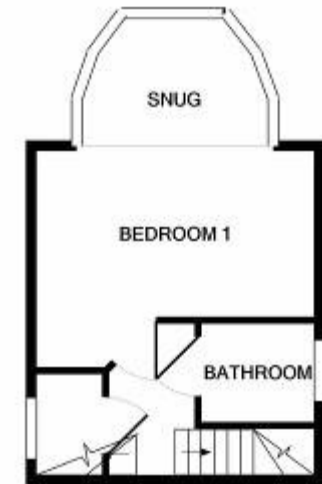
Bedroom 2 10'9"x8'2"
Bedroom 3 10'9"x7'

Outside

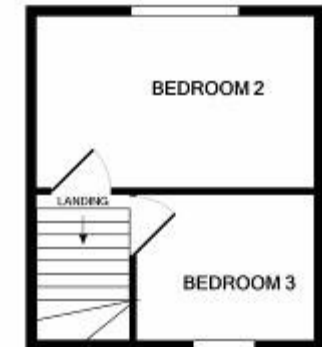
Front & Rear gardens
Private Boat Mooring



GROUND FLOOR



1ST FLOOR

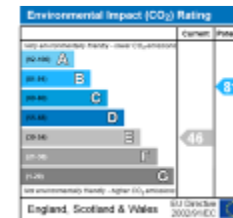
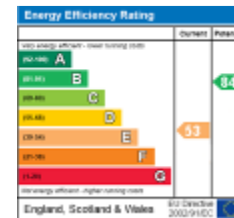


2ND FLOOR

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 £395,000

Viewing strictly by arrangement with Engall Castle Ltd
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