



Stonehills

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40 Mowbray Avenue, Stonehills, Tewkesbury, GL20 5FA

This is an immaculately presented executive style detached home, one of the largest on the development built by Bovis Homes in the late 90s.

Throughout the rooms are generously proportioned and offer the space and flow demanded by today's discerning homebuyers.

Briefly the accommodation comprises of a lounge with attractive fire surround. Glazed double doors open into the dining room has a door into the kitchen.

The kitchen is large with ample space for a dining table and has patio doors leading through to a conservatory making this excellent family/entertaining space.

The kitchen is fitted with a modern range of soft close wall and base units with integrated fridge, freezer, gas hob and electric double oven. Off the kitchen is a useful utility room which has plumbing for a washing machine and a door to the driveway.

At the front of the house there is a further reception room ideal as a home office or playroom.

Completing the accommodation on the ground floor is a guest wc.



On the first floor there are four double bedrooms all with the advantage of fitted wardrobes. The main bedroom also has a contemporary styled ensuite shower room.

The modern family bathroom is large and comprises of a separate shower cubicle; bath with shower over, vanity unit with inset wash basin and low level wc.

Outside the gardens are beautifully landscaped being south facing and private they have a large patio area, lawn and planted beds.

At the front there is a small lawn and good sized drive providing ample parking in front of the double garage for several vehicles.

The double garage is detached and benefits from power and light.

Located within this popular small development it benefits from being within walking distance of open countryside and the centre of Tewkesbury and its wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centres.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.



Ground Floor

Entrance Hall	
Lounge	16'6" x 13'1"
Dining Room	13'1" x 10'
Study	10'2" x 7'7"
Kitchen/Breakfast room	17'2" x 9'10"
Conservatory	11'5" x 9'4"
Utility	
WC	

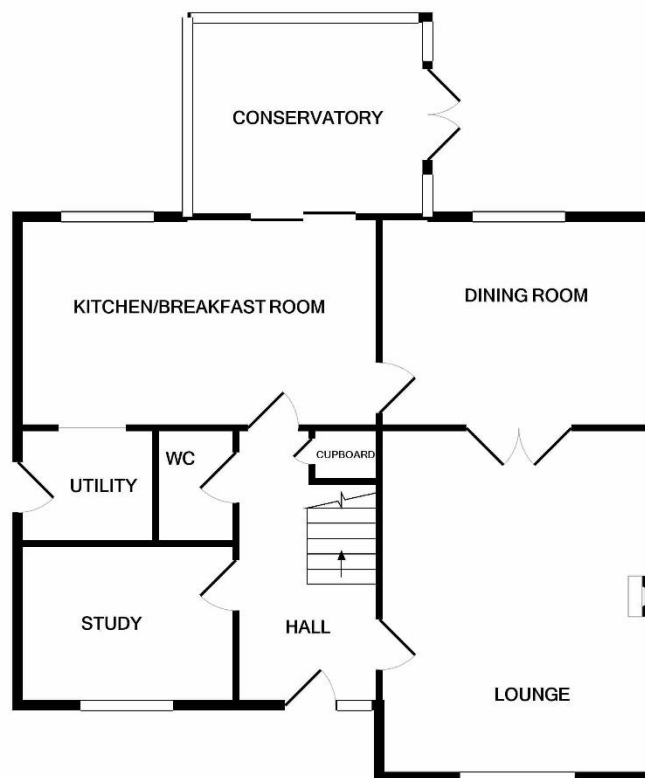
First Floor

Bedroom 1	13'2" x 13'1"
Ensuite	6'8" x 6'1"
Bedroom 2	10'10" x 10'2"
Bedroom 3	10'2" x 10'2"
Bedroom 4	9'9" x 9'8"
Family Bathroom	10'3" x 6'1"

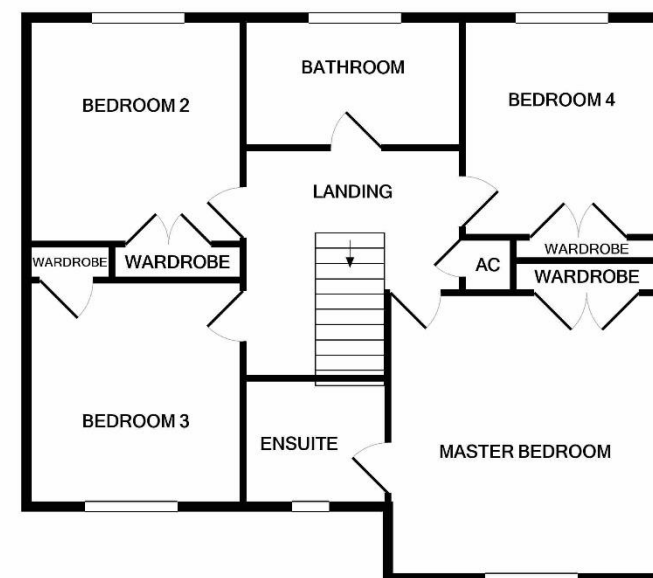
Outside

Double Garage	18'1" x 17'7"
Driveway parking for several vehicles	

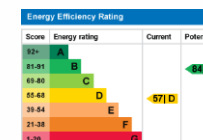
Tewkesbury Council Tax Band E



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 £535,000

Viewing strictly by arrangement with Engall Castle Ltd
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