



Church End

01684 293246



9 Abbots Court Drive, Church End, Twynning, GL20 6JJ

Located within the heart of this pretty hamlet within walking distance of the village of Twynning, this detached home offers space and tranquility.

A welcoming porch provides excellent space for coats and shoes and leads into the hall. All rooms lead off the hall with glazed double doors on the right leading into the lounge which has a lovely bay window overlooking the front garden and a Cotswold stone fireplace currently housing an electric log burner style fire but it is believed that there is a working chimney.

An archway in the lounge opens into the dining room which in turn leads through to the study. The study has a large picture window overlooking the rear garden and glazed door out to the garden.

The kitchen at the rear of the house is fitted with a range of wall and base units with space for a dining table. There is an integrated electric hob, electric double oven and space and plumbing for a dishwasher.

Off the kitchen is a rear lobby providing access into the double garage, garden and utility room.

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

On the first floor there are four good sized bedrooms and family bathroom.



The main and second bedroom benefit from a lovely view across to the Cotswold escarpment.

The bathroom is fitted with a panel bath with shower over, a low level wc and pedestal wash basin.

Throughout the property benefits from oil fired central heating and double glazed windows.

Outside the rear garden is quite delightful, bordered by the original brick wall at the rear and planted with a range of mature trees and shrubs, a lawn, ornamental pond, patio and gated side access to the front of the property.

At the front there is a further lawn and driveway parking leading to the garage.

Facilities within Twynning include a village shop & post office, beauty salon, two inns; community centre and floodlit tennis courts recreational ground and primary school, with the Parish church located within Church End.

Situated within 3 miles of Tewkesbury and 1 mile of J1 M50, it is an excellent commuter base.

GROUND FLOOR

1ST FLOOR

Ground Floor

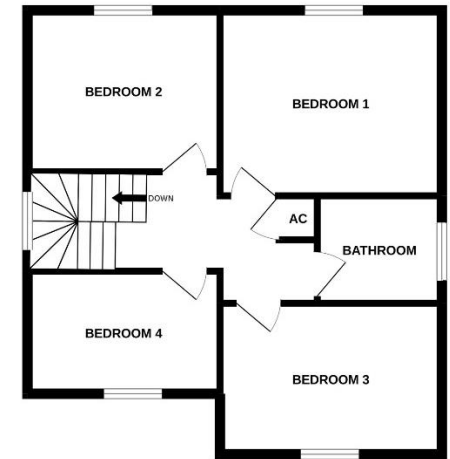
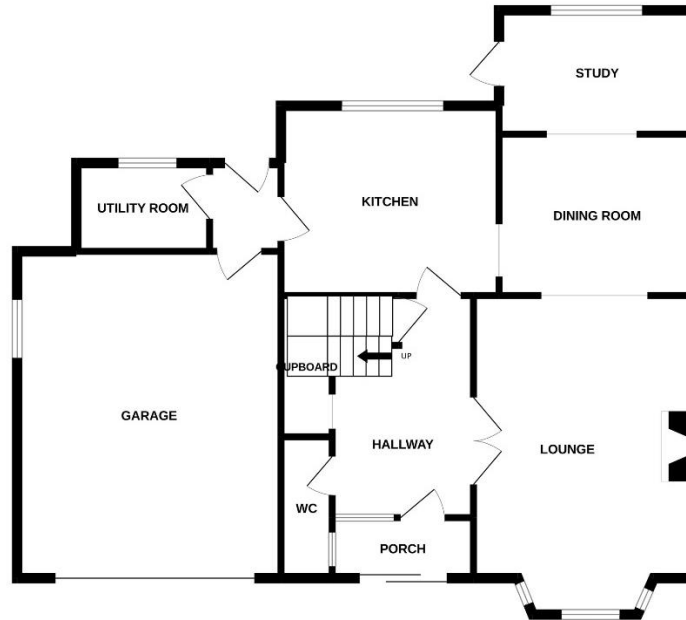
Hall	6'10"x7'
Lounge	15'11"x12'5"
Dining Room	11'1"x9'2"
Study	10'6"x7'
Kitchen/breakfast room	12'4"x10'8"
Utility Room	7'6"x5'6"
Wc	7'x3'8"

First Floor

Bedroom 1	12'5"x10'7"
Bedroom 2	11'1"x9'3"
Bedroom 3	12'5"x8'6"
Bedroom 4	11'1"x6'11"
Bathroom	7'x6'1"

Outside

Double Garage	17'10"x14'11"
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Tewkesbury Borough Council Tax Band E

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 £650,000**

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53	67
21-38	F		
1-20	G		

