



**The Mythe**

**01684 293246**





## 2 September Cottages, Mythe Road, Tewkesbury, GL20 6EB

Forming part of an old church conversion, this home now offers beautifully presented accommodation which has been sympathetically modernised to incorporate the characterful beams and stone mullion leaded light windows.

The entrance hall welcomes visitors and has an attractive old brick flooring and leads into the open plan living room with its beautiful leaded light stone mullion windows and Art Deco style fire surround with gas flame effect fire. All creating a characterful atmospheric, yet modern space.

The kitchen/dining area is fitted with a range of modern wall and base units with an integrated multi fuel range style oven with extractor over. There is ample space for a dining table and links with the living room creating the perfect entertaining room.

Completing the accommodation on the ground floor is a wc.

On the first floor there are three good sized bedrooms and main bathroom.



All bedrooms have attractive vaulted ceilings with original beams and windows and bedrooms 1 and 2 both have fitted wardrobes.

The bathroom is fitted with a modern white suite comprising of a penal bath with shower over, vanity unit with modern wash basin and a low level wc.

The property has the benefit of gas fired combination boiler serving the central heating and hot water system.

Outside there is a private and pretty courtyard area and further seating and patio area on the front of the building. There is ample driveway parking for several vehicles.

Located just North above Tewkesbury within ½ mile of the town centre it is within walking distance of its wealth of excellent amenities.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M50 & M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.



## Ground Floor

Open plan living room 26'7"x17'10" max (min 14'11")  
 Kitchen/dining area 17'10" (max)x9'10"  
 Guest wc

## First Floor

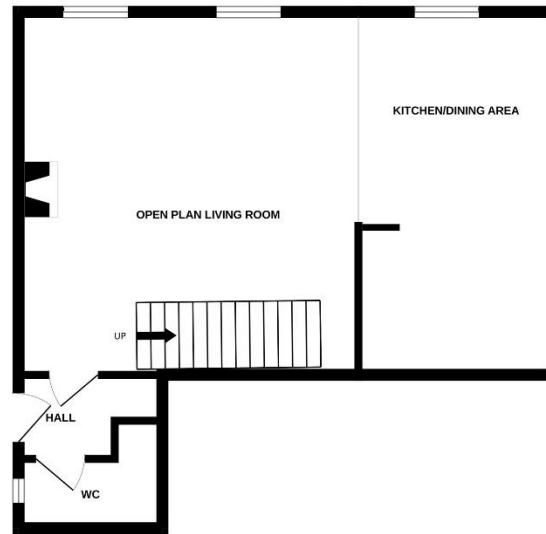
Bedroom 1 14'6"x11'6"  
 Bedroom 2 10'x9'10"  
 Bedroom 3 11'3"x7'  
 Bathroom 6'7"x6'7"

## Outside

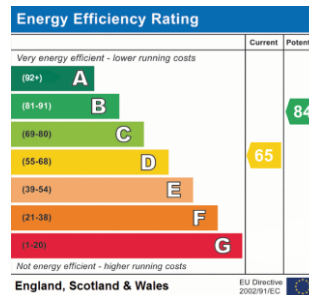
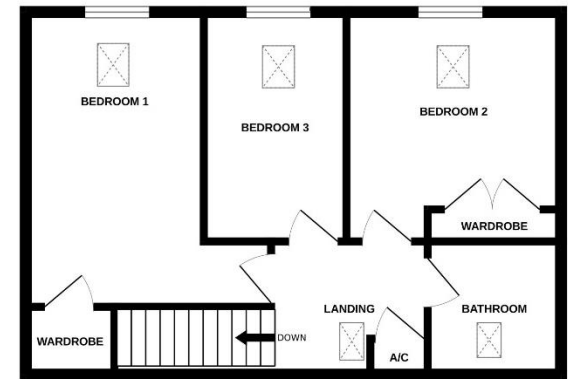
Parking

Tewkesbury Borough Council Tax Band D

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 £310,000 Freehold**

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 155 High Street Tewkesbury Gloucestershire GL20 5JP  
 Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm  
 email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
[www.engallcastle.com](http://www.engallcastle.com)



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