



Twyning

01684 293246

**Engall
Castle**
.com

Fleet Farm, Fleet Lane, Twyning, GL20 6DQ

This large bungalow, range of outbuildings and 1 acre garden plot offers huge potential and scope for multi-generational living and more.

Currently the main bungalow is divided into two residences, with the main bungalow consisting of a large dual aspect lounge benefiting from patio doors opening on to the patio with southerly views across the garden and river to the Cotswolds escarpment in the distance.

There is a good sized separate dining room with two doors, one leads through to a delightful kitchen/breakfast room, benefitting from a large utility adjacent with a door out to the entrance yard. The kitchen is fitted with a range of wall and base units with an integrated double electric oven, hob, extractor, fridge, freezer and dishwasher. The central hallway provides access to all rooms.

There are three good sized bedrooms, the main with the advantage of fitted wardrobes; a shower room; large bathroom; bedroom4/study; conservatory and much storage throughout the bungalow.

Accessed by either its own private front door or off the inner hallway the annex comprises of a bed/sitting room with a door leading into a dressing/study room. It also benefits from a large modern kitchen which is fitted with a range of wall and base units with integrated double electric oven, hob, extractor, larder fridge and larder freezer with space and plumbing for a washing machine.

Completing the annex accommodation is a modern wet room.



Approached via a long gated driveway to a wide turning circle with large parking area for several vehicles. Further gates lead into a fenced yard providing access to a modern 5 bay garage block; a detached double garage and a 59'x36' workshop which benefits from 3 phase electricity and a car lift available by separate negotiation; and further parking for several vehicles.

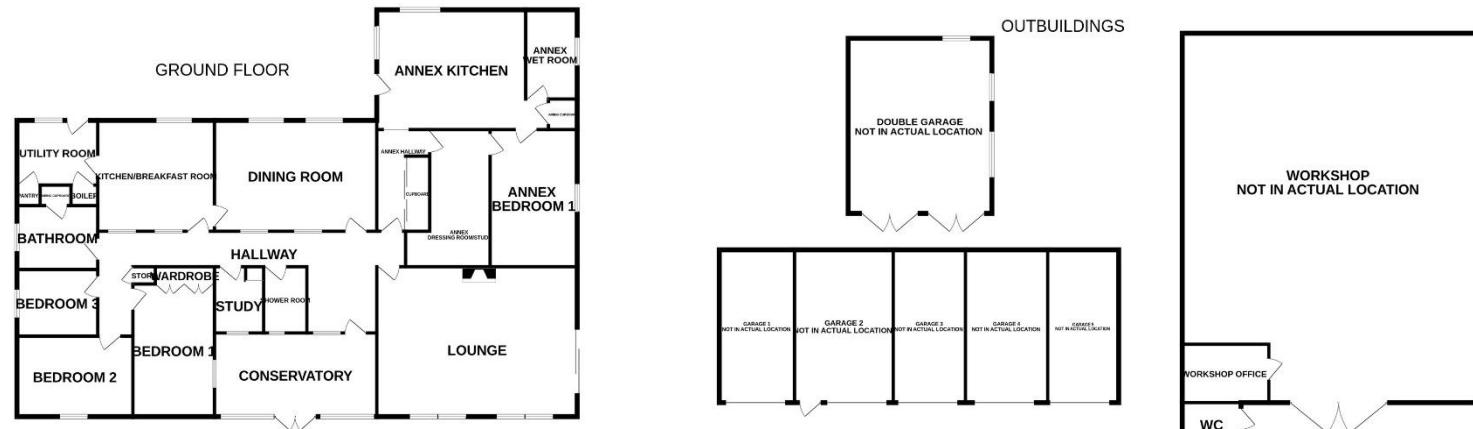
The gardens are extensive and incorporate a small paddock which stretches down to the River Avon, with no agricultural ties and the benefit of mooring rights. Within the formal garden area is a large well stocked pond also home to many visiting ducks; there are several patio areas; lawns, planted borders, greenhouse, shed and fruit cage. A delightful walk way meanders around the garden and pond – perfect environment for exploring children.

Twyning is a popular traditional village with primary school, shop 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; church and chapel; active community centre offering a wide range of clubs and activities; annual village fete and village "festivals". In addition the village enjoys bus links with Tewkesbury and surrounding villages.

Located within 0.5 miles of the motorway network making it an excellent commuter base and situated between Tewkesbury and Upton upon Severn, it has the benefit of a wide range of eateries, shops, leisure facilities, designer outlet village, secondary schools, Theatre and medical centres all within less than 5 miles.

Ground Floor Main Bungalow

Entrance Conservatory/hall	18'2" x 9'2"
Inner hall	12'x6'3"
Lounge	23'11" x 19'4"
Dining Room	19'3" x 11'6"
Kitchen	13'10" x 13'2"
Utility	9'8" x 7'2"
Study/Bedroom 4	6'7" x 5'11"
Shower Room	7'10" x 5'2"
Bathroom	9'7" x 7'7"
Bedroom 1	15'7" x 9'11"
Bedroom 2	13'8" x 9'7"
Bedroom 3	9'7" x 7'11"



Annex

Kitchen/dining room	17'5" x 14'1"
Bedsitting Room	16'3" x 10'5"
Dressing room	16'3" x 7'10"
Wet room	10'10" x 5'8"

Services

Mains drainage
Oil central heating
4kw Solar Panels owned outright and fitted in 2013 – on average the vendors have received approx. £1000-£1800 pay back each year.

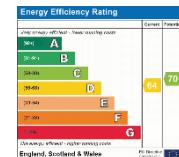
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Only a few photographs have been chosen to reflect the style and space offered by the property, and do not show all of the rooms and space available.

To fully appreciate this property you really will need to arrange to view or call to discuss.

Outbuildings

5 bay garage block	18'8" x 8'8 min x 11'10" max
Detached double garage	20'x17'
Detached workshop	59'7" x 36'9"
Wc	
Greenhouse and Garden Shed	



Tewkesbury Borough Council Tax Band F

Guide Price £900,000

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

 **rightmove**
the UK's number one property site

 **Zoopla**

 **OnTheMarket.com**

 **The Property Ombudsman**

 **APPROVED CODE**
Trading Standards.uk

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.

