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GOLD WINNER

ESTATE AGENT
IN GL17-20

Twynning

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18 Lynworth Lane, Twyning, GL20 6DD

Extended and beautifully presented home located within a delightful position within the village.

A five-bar gate gives access to the gravel drive and parking. Steps lead down to an attractive patio area at the front of the house and into the welcoming porch.

A large reception room with attractive original fireplace is accessed from the porch and leads through to an open plan lounge/kitchen/dining room. The lounge area has the benefit of a log burner and patio doors out to the garden.

The lounge opens into the dining room which also benefits from patio doors to the garden, and in turn leads into the kitchen. The dual aspect kitchen is fitted with a range of wall and base units and has a door leading out to the rear garden.

Completing the accommodation on the ground floor is a useful utility room and a wc.

On the first floor there are four bedrooms and the main bathroom. The main bedroom has the benefit of an ensuite shower room and fitted wardrobes.



The bathroom is fitted with a white suite comprising of a panel bath, pedestal sink unit and low level wc.

Outside the rear garden is laid predominantly to lawn with a mature tree backdrop, planted borders, greenhouse, large garden shed and patio area. There is gated side access to the front of the property which has parking for several vehicles.

Located above the centre of the village of Twyning, which is a popular traditional village with primary school, village shop, post office 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.

Centrally located with Junction 1 M50 and J8 M5 are within a mile of the village it is a great commuting base. Approximate distances (miles):

Tewkesbury	3	Cheltenham	15	London	125
Upton upon Severn	5	Birmingham	50		
Gloucester	14	Bristol	53		



Ground Floor

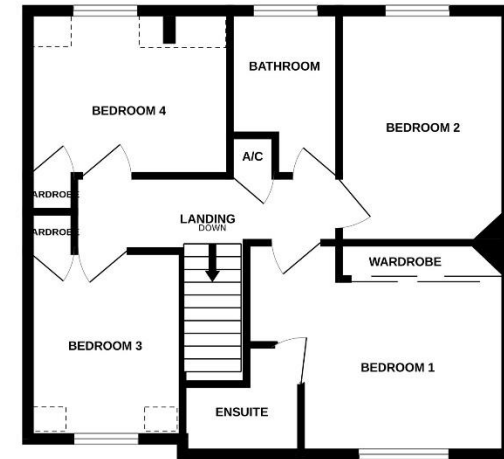
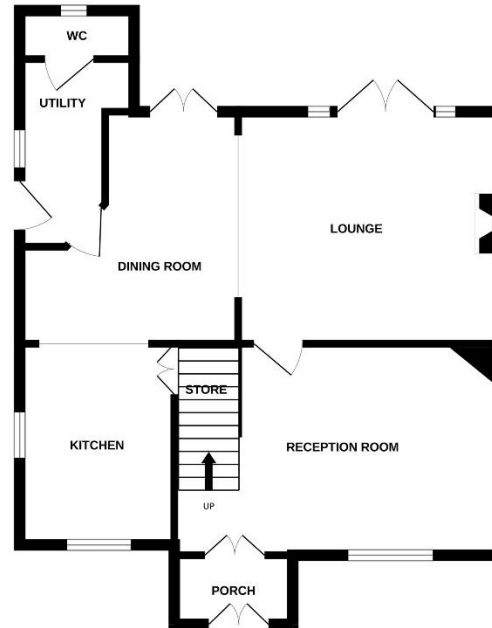
Entrance Porch	
Reception room	13'6"x10'11"
Open plan living room	
Lounge area	12'2"x11'11"
Kitchen area	10'4"x7'10"
Dining Area	11'3"x12'1"
Utility	9'9"x4'2"
Wc	

First Floor

Bedroom 1	10'8"x9'1"
Ensuite	4'11"x4'
Bedroom 2	12'1"x8'8"
Bedroom 3	8'8"x8'5"
Bedroom 4	9'11"x8'7"
Bathroom	7'11"x6'

Outside

Greenhouse and Garden Shed

Tewkesbury Borough Council Tax Band C

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 £425,000

Viewing strictly by arrangement with Engall Castle Ltd

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