



Twigworth

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Twigworth Views, Tewkesbury Road, Twigworth, Gloucester, GL2 9PG

Guide Price £1,250,000 Freehold

A substantial 5 bedroom, detached, barn style home, situated in approx. 1 acre of landscaped gardens.

APPROX 3700 SQUARE FEET • reception hall • impressive open plan living/dining & kitchen area • utility room • cinema room • home office • feature mezzanine • 5 double bedrooms • 3 bath/shower rooms • 3 dressing rooms • driveway & carport • garden room • EV charger point • landscaped gardens • gas central heating

Description

An impressive contemporary family house, situated in an exclusive gated development with excellent access to Cheltenham, Gloucester and Tewkesbury. The beautifully presented accommodation includes a reception hall, a magnificent open plan living/dining and kitchen area with views across the garden, separate utility room, cinema room, feature mezzanine, and home office. There are 5 ground floor double bedrooms and 3 luxury bath/shower rooms (2 en suite). 3 of the bedrooms have dressing rooms which could be used as play spaces or additional office space. Outside, the property is approached via secure electric gates leading to ample parking, turning space, and a carport with EV Charger. The landscaped gardens extend to approx. 1 acre with garden room, outdoor kitchen, and leisure area with sunken hot tub.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** G. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

A semi rural location, well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away and providing excellent education for all ages, sporting facilities and entertainment. Also within easy reach are major road links including M5 north and southbound, A417 and the M4.

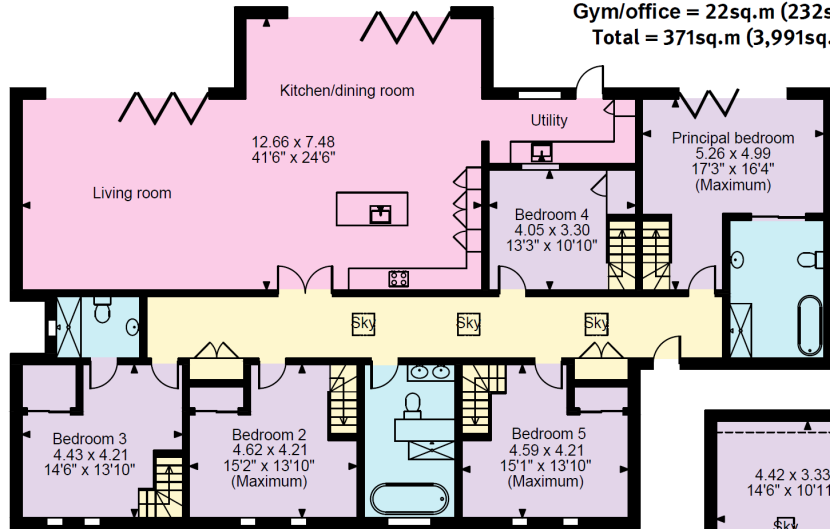
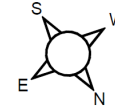
Twigworth Views, Tewkesbury Road, Twigworth, Gloucester

APPROXIMATE GROSS INTERNAL FLOOR AREA

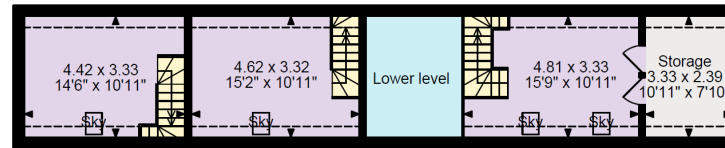
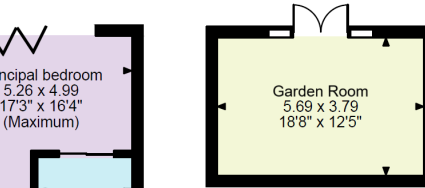
Main House = 349sq.m (3,759sq.ft)

Gym/office = 22sq.m (232sq.ft)

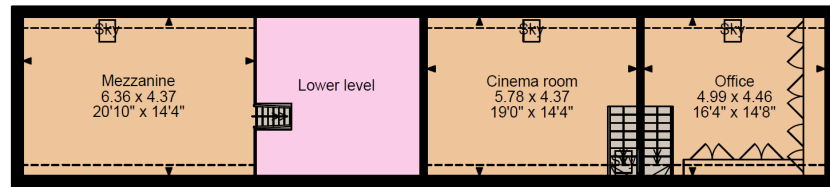
Total = 371sq.m (3,991sq.ft)



ground floor



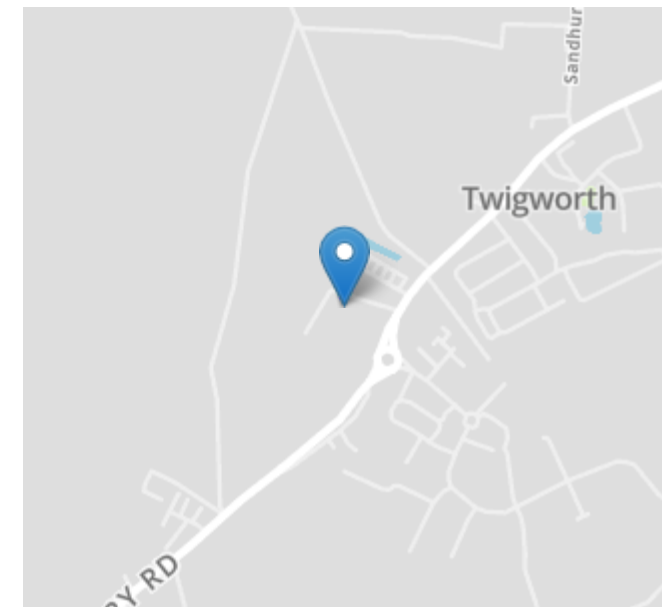
first floor



floor above kitchen

Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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