



BRITISH
PROPERTY
AWARDS
2017 - 2019
★★★★★
GOLD WINNER

ESTATE AGENT
IN GL17-20

Twynning

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7 Towbury Court, Kilmore Lane, Twyning, GL20 6EN

From the moment you arrive in Towbury Court, a private courtyard of executive styled homes, you will appreciate the quality of the build and this is an immaculately presented property which is detached and linked by a covered and gated side access.

The modern and spacious accommodation comprises of a characterful dual aspect lounge with log burner.

At the rear of the property is a stunning open plan living room with kitchen/dining and family area. Bi fold doors open out to the garden to create the perfect entertaining space.

The contemporary styled kitchen is fitted with a range of wall and base units and central island. There is an integrated full height fridge, full height freezer, electric oven, induction hob with extractor over, microwave, wine cooler and dishwasher.

Off the kitchen is a useful utility room with a sink unit, plumbing for a washing machine and fitted cupboards. A door from the utility leads into a useful box room currently used by the vendors as a home office.

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



On the first floor there are four double bedrooms and family bathroom. All the bedrooms benefit from fitted wardrobes and the main bedroom has the advantage of a contemporary styled ensuite shower room.

The modern bathroom comprises of a panel bath with shower over, vanity unit with inset basin and low level wc.

Outside the gardens are beautifully laid out with large porcelain slab patio and steps up to a lawn area with planted borders and mature shrubs and garden shed. There is covered and gated access to the front of the property – creating useful additional storage space.

At the front of the property there is a block paved driveway providing ample parking, a small lawn and access into the garage which has power and light with the benefit of an electric vehicle charging point.

Twyning is a popular traditional village with primary school 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. Located approximately 3 miles from Tewkesbury it benefits from excellent motorway links making it an ideal commuter base.



Ground Floor

Lounge	19'2" x 10'9"
Open plan kitchen/dining/living room	35'8" x 13'2"
Utility	8'7" x 7'6"
Box Room	7'6" x 7'
Guest wc	

First Floor

Bedroom 1	14'3" x 10'10"
Ensuite	6'7" x 5'4"
Bedroom 2	14' x 11'
Bedroom 3	16'6" x 10'9"
Bedroom 4	9'11" x 8'6"
Bathroom	

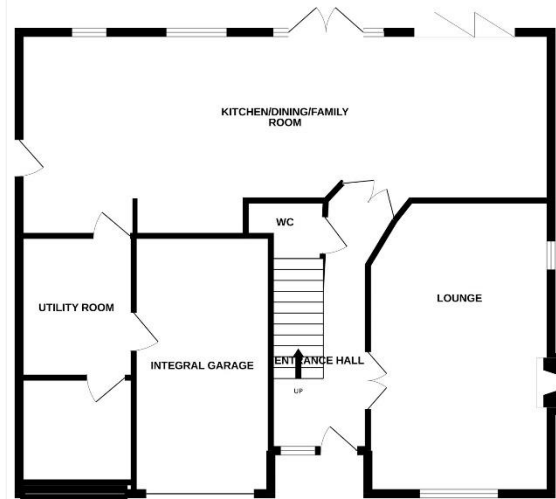
Outside

Garage	16'10" x 8'4"
Garden Shed	

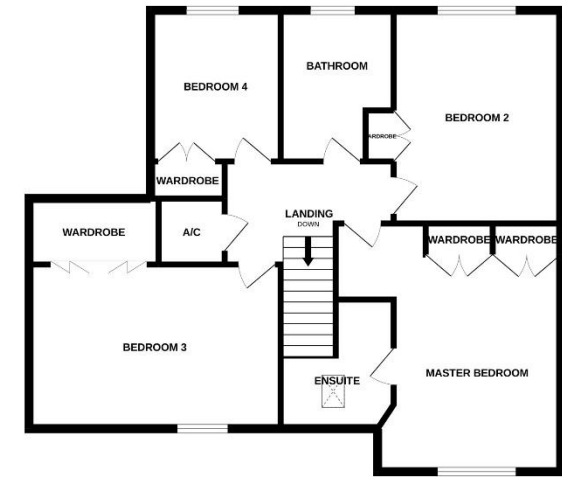
Tewkesbury Borough Council Tax Band F

Towbury Court has its own management company which manages the private gravelled driveway approach, central island, lawn entrance, and public liability insurance – a charge of £300 per annum per household is payable.

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 £750,000

Viewing strictly by arrangement with Engall Castle Ltd

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