



**Church End**

**01684 293246**





# Anvil House, Church End, Twyning, GL20 6DA

Formerly the village blacksmith and believed to be around 300 years old, this delightful detached home offers spacious and characterful accommodation with the added advantage of not being a Listed property.

The clever layout provides great accommodation with a large hallway welcoming visitors into the property and leading to the right into a dual aspect lounge benefiting from an attractive open fireplace.

Off the hallway to the left is a further reception room, currently arranged as a formal dining room with attractive alcove units and a door through to the kitchen.

The large kitchen/dining room is fitted with a range of modern wall and base units with corian worktop over. It has the benefit of an integrated induction hob, electric oven, warming drawer and modern pop up extractor.

Completing the accommodation on the ground floor is a useful utility room with door out to the garden.

On the first floor there are two double bedrooms both benefitting from fitted wardrobes. The large bathroom comprises of a panel bath, separate shower cubicle, pedestal wash basin and low level wc.



On the second floor there are two further double bedrooms again benefitting from fitted wardrobes; and a bathroom. The bathroom is fitted with a panel bath, vanity unit with inset wash basin and back to the wall wc.

There is a detached double garage with the benefit of power and light and a garden store.

The walled gardens are delightfully landscaped with formal planted beds, lawn and mature trees and shrubs. There are patio and seating areas throughout the garden to take full advantage of the sun/shade and differing aspects of the garden.

The property has the benefit of oil fired central heating.

Church End is a small hamlet neighbouring Twyning, and within easy walking distance of the centre of the village and its facilities which include a 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; and bus links with Tewkesbury and surrounding villages.

Being located approximately 3 miles from Tewkesbury it benefits from excellent motorway links making it an ideal commuter base.





## Ground Floor

|                     |              |
|---------------------|--------------|
| Entrance Hall       |              |
| Lounge              | 13'9"x11'11" |
| Kitchen/dining room | 23'6"x10'2"  |
| Reception Room      | 14'1"x14'    |
| Utility             |              |

## First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 14'1"x13'5" |
| Bedroom 4 | 12'5"x8'5"  |
| Bathroom  | 17'11"x5'3" |

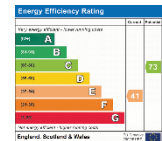
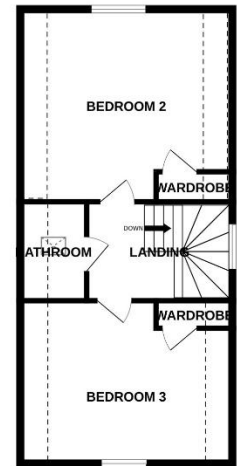
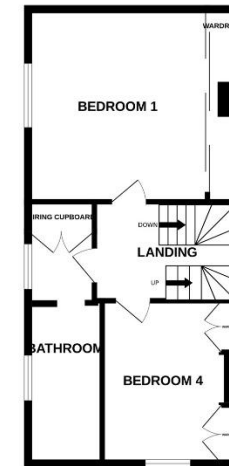
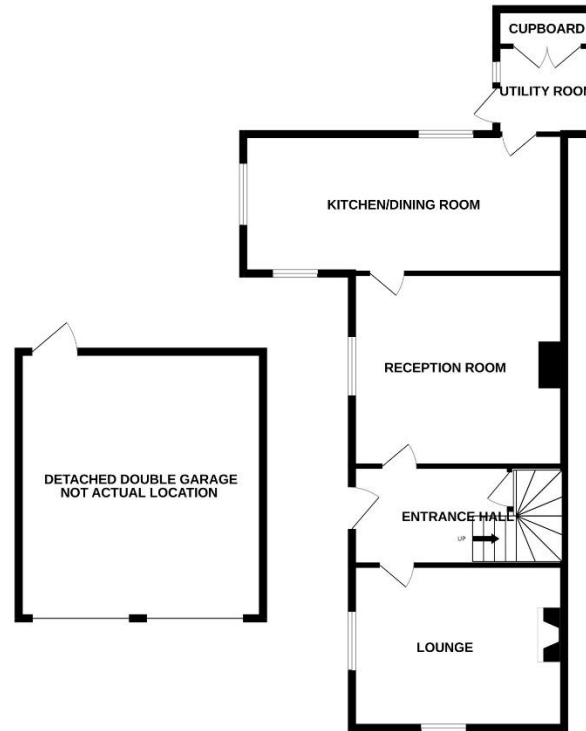
## Second Floor

|           |             |
|-----------|-------------|
| Bedroom 2 | 12'8"x12'2" |
| Bedroom 3 | 11'7"x10'5" |
| Bathroom  | 6'1"x4'6"   |

## Outside

Double Garage

**Tewkesbury Borough Council Tax Band F**



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 £775,000**

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