



Church End

01684 293246



Avondale, Church End, Twyning, GL20 6DA

The epitome of Victorian elegance, this is a beautiful home with the advantage of extensive gardens and a small paddock.

The property has been carefully updated to combine modern convenience with its charm and wealth of period features.

Briefly the light and spacious accommodation comprises of a lounge with glorious stone mullioned bay window overlooking the gardens and attractive fireplace housing a log burner; there is a further reception room with double doors leading into the elegant gabled conservatory.

Centrally positioned and without doubt the heart of the home is the large kitchen/dining room which benefits from being dual aspect with bay window with an inviting window seat and log burner. Off the kitchen is a boot room leading out to the rear garden.

The kitchen is fitted with a range of solid wood wall and base units fully complementing the period of the property with an oil fired Aga; dishwasher; induction hob; electric oven and microwave.

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



On the first floor there are four bedrooms and the main bathroom. Both Bedroom 1 and 2 benefit from ensuites and fitted wardrobes.

On the second floor there is a further double bedroom and access into spacious attic storage.

Outside the mature walled gardens are glorious with specimen trees, wide planted borders, extensive lawns. A gate within the wall leads through to the paddock and the total plot of house, garden and paddock is just under 1 acre.

There is gated access to the front of the property and to the triple garages at the side of the property which have the benefit of power and light. A gated gravel drive provides off road parking for several vehicles.

Avondale sits within a no through lane within Church End with the pretty church of St Mary Magdalene as its backdrop. It is a small hamlet of Twyning - a popular traditional village with primary school and village inn overlooking the village green; gastro pub with river views; impressive recreation centre with floodlit tennis courts; church; chapel; and lovely countryside and riverside walks.

Centrally located within 1 mile of the motorway network it is an excellent commuter base with distances (miles):

Tewkesbury	3	Birmingham	41
Cheltenham	15	Bristol	53
Worcester	15	London	126
Gloucester	16		

Ground Floor

Entrance Hall	18'10"x7'10"
Lounge	16'x14'2"
Reception room 2	21'4"x11'11"
Kitchen/dining room	32'9"x13'11"
Conservatory	14'x11'4"
Utility	12'9"x7'1"
Boot Rom	16'x14'2"
WC	



First Floor

Bedroom 1	14'11"x12'5"
Ensuite	8'10"x7'3"
Bedroom 2	12'10"x10'3"
Ensuite	10'3"x3'2"
Bedroom 4	10'7"x10'1"
Bedroom 5	13'2"x7'11" (max)
Bathroom	10'1"x6'7"

Second Floor

Bedroom 3	15'11"x11'4"
Loft Space	

Outside

Double Garage	22'10"x18'3"
Attached single garage	21'4"x9'11"

Tewkesbury Borough Council Tax Band G

Guide Price £1.4m Freehold

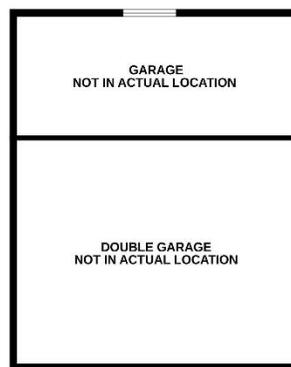
Viewing strictly by arrangement with Engall Castle Ltd
 155 High Street Tewkesbury Gloucestershire GL20 5JP
 Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
 email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



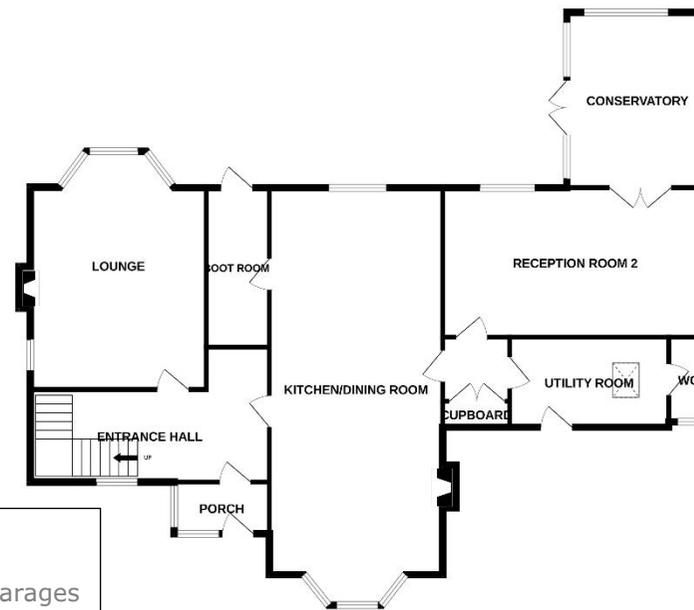
OUTSIDE

GROUND FLOOR

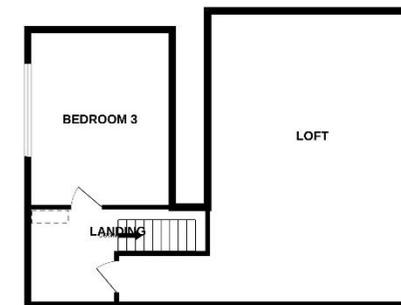
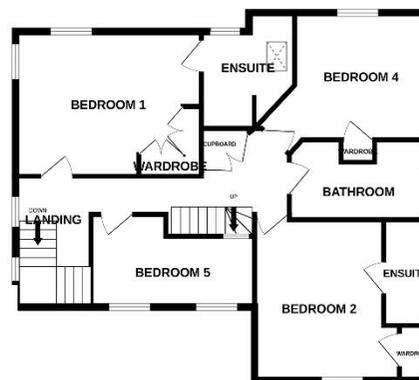


1ST FLOOR

258 sq m
 2777 sq ft
 Excludes garages



2ND 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.



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.

