



Twyning Green

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Towbury, Twyning Green, Twyning, GL20 6DF

Overlooking the village green, Towbury is a spacious detached home with large garden and small orchard.

Built in the 1960s it offers enormous potential with a garage to the side and sitting towards the front of its large plot providing lovely views over the Green.

The accommodation briefly comprises of a dual aspect lounge with patio doors out to the rear garden and an attractive fire place with log burner. Across the hall a door leads into a large open plan living area with archway through to the modern kitchen.

The kitchen is fitted with a range of wall and base units with an integrated LPG gas hob and electric double oven. There is a walk in pantry/cupboard and door to the front.

To the rear of the kitchen is a further door leading through to the utility which also has the benefit of wall and base units with sink unit and door to the garden and into the garage.

Completing the accommodation of the ground floor is a wc and home office.



On the first floor there are four double bedrooms and a contemporary styled shower room.

Outside at the front there is ample driveway parking and access to the tandem garage.

Side access leads to the beautifully mature rear garden which has planted borders, lawns and large patio area to take full advantage of its south west facing garden.

The extended garden leads into an orchard and backs onto fields.

Overlooking the village green, where the local primary school hold their annual sports day, and the village their village fete, it creates a lovely traditional feel to the village. Positioned within easy walking distance of the village shop and post office, community centre, village inn, gastro pub, chapel, recreation grounds, floodlit tennis courts and riverside walks.

Twyning is situated between the market towns of Upton upon Severn and Tewkesbury providing excellent access to the motorway network making it an ideal commuter location.

Ground Floor

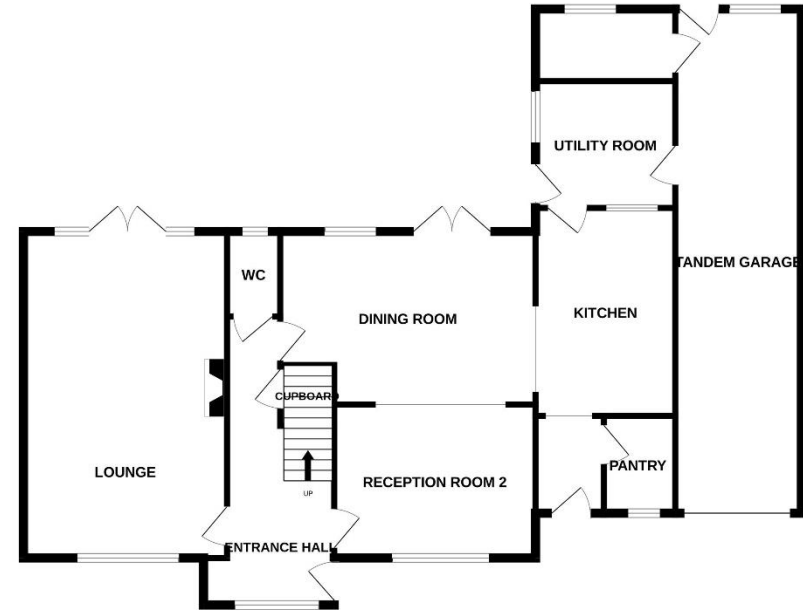
Entrance Hall	
Lounge	20'11" x 13'1"
Dining Room	16'4" x 10'3"
Reception 2	12'10" x 9'10"
Kitchen	12'7" x 8'10"
Utility	8'10" x 8'3"
Office	8'10" x 4'7"
Wc	
Pantry	



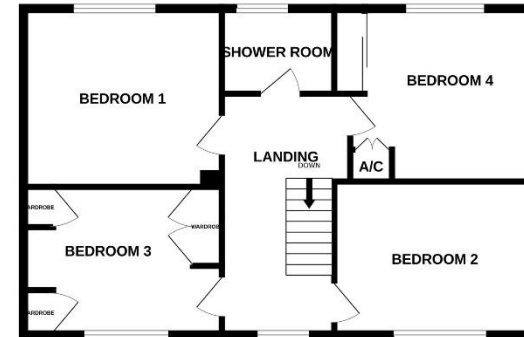
First Floor

Bedroom 1	13'1" x 11'3"
Bedroom 2	12'11" x 9'10"
Bedroom 3	13'1" x 9'2"
Bedroom 4	11'8" x 10'2"
Shower room	6'2" x 5'5"

Tewkesbury Borough Council Tax Band F



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 £675,000

Viewing strictly by arrangement with Engall Castle Ltd
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