



Bushley Green

01684 293246



Tulsa, Bushley Green, Tewkesbury, GL20 6JB

Sitting on the edge of the Village Green, in this idyllic village location with views to Bredon Hill and the Malverns, this individual home has been updated and extended and now offers beautifully presented, light and spacious accommodation with still much potential.

On the ground floor the oak framed porch welcomes visitors into the large hallway, with ample space for chairs or a desk, to enjoy the view over the village green. There is useful cloaks cupboard and a door to the left leads into the dual aspect lounge which benefits from a log burner for those winter evenings.

Double doors from the lounge lead into the stunning kitchen/dining/family room which has two sets of bi fold doors leading into the rear garden maximising the view of the fields beyond. Two large roof lanterns flood the rooms with light and create quite a focal point. The kitchen area is fitted with a range of contemporary styled wall and base units with a large central breakfast bar and benefits from an integrated induction hob with integral extractor, two Neff Slide & Hide ovens, Boiling tap; fridge, freezer and dishwasher.

A door from the dining area leads into the rear lobby and on into a large utility which has a large storage cupboard/larder, further wall and base cupboards, sink and plumbing for a washing machine. There is a door out to the garden and a further wc – perfect for the gardener.



A grand oak staircase leads to the first floor where there are three double bedrooms and main bathroom. The main bedroom is triple aspect with French doors leading out onto the roof providing far reaching views to the Malverns across the Forthampton estate. It also has the benefit of a modern ensuite shower room and fitted wardrobes. Bedroom 2 also benefits from fitted wardrobes.

The contemporary styled bathroom has a white suite comprising of a bath, separate shower cubicle, vanity unit with inset wash basin, back to the wall wc.

There is access on both sides of the property to the rear garden which is laid to lawn with a large patio, vegetable bed, planted borders and with a wire fence boundary creates a sense of an infinity garden merging into the fields behind.

In the front there is ample driveway parking, lawn and access to the garage which has power, light and a personal door out to the rear garden.

Bushley Green is a sought after village location sitting in a slightly elevated location approximately 1.5 miles north of Tewkesbury, with wildflower woodland, village cricket green and pavilion whilst down within Bushley itself is the parish church and village hall.

Located within easy access of both the M50 and M5 it is an ideal commuter base. Tewkesbury itself has a wealth of shop. Leisure, health and education facilities situated approximately 14 miles from Cheltenham, 15 from Gloucester and 17 from Worcester.



Ground Floor

Entrance Hall	11'9" min) x 7'10"
Lounge	17'10" x 10'4"
Kitchen/dining/family room	26'6" max (17'11" min) x 21' max (10'8" min)
Utility	13'9" x 11'1"
Guest wc	
Gardener's wc	

First Floor

Bedroom 1	14'10" x 12'
Ensuite	
Bedroom 2	10'5" x 8'9"
Bedroom 3	12'4" x 8'6"
Bathroom	9'3" x 6'9"

Outside

Garage	15'6" x 13'1" min
--------	-------------------

Services:

New Klargestep Septic Tank Drainage
Oil Fired Central Heating (New bonded tank)

Malvern Hills District Council Tax Band E



Guide Price £830,000

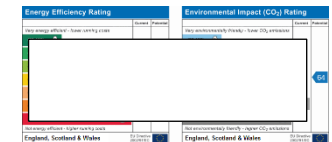
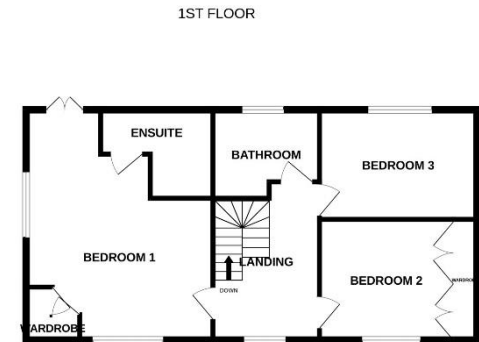
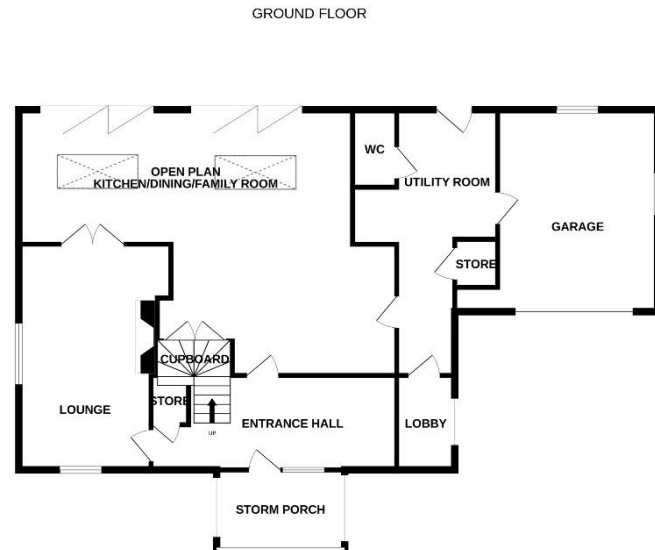
Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



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.



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.



