



Uckinghall

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Reeves Cottage, Uckinghall, Tewkesbury, GL20 6ES

Full of character and charm, retaining many original features, this Grade II Listed thatched cottage is quite delightful.

From the moment you enter the welcoming hallway with leads into a spacious reception room, you will gain a real sense of warmth as this home wraps itself around you. The lounge is dual aspect with an attractive inglenook fireplace which houses a log burning stove and bread oven.

Adjacent to the left is a kitchen/dining room which is fitted with a range of contemporary wall and base units to complement the characterful beams and what is believed to be the original range fire. The kitchen includes an integrated induction hob, extractor, electric oven and dishwasher. A door from the kitchen leads out into the garden and a further door leads into a useful utility room which has space and plumbing for a washing machine and sink unit.

To the right of the cottage is a further reception room and completing the accommodation on the ground floor is a shower room.

On the first floor which is accessed from two staircases, one next to the utility room which provides access to two double bedrooms and the main bathroom which is fitted with a panel bath, pedestal wash basin and low level wc. From the main bedroom a hidden doorway leads into bedroom 3, also a double and creates that link if required for children. This bedroom is also served by its own staircase



accessed from the rear hallway and it is this side of the cottage which lends itself perfectly as an annex if required subject to the necessary consents, or as a great guest or relative suite.

Outside the gardens are private and attractively landscaped to provide several lovely seating areas, large lawn, mature shrubs and back onto open farmland.

A gravel driveway leads to the detached timber built double garage which has the benefit of power and light. An external staircase leads to the first floor of the garage providing excellent, insulated space for a home office or gym.

The property has the advantage of LPG fired central heating and bespoke made timber windows and septic tank drainage.

Located within the rural hamlet of Uckinghall between the market towns of Tewkesbury and Upton on Severn and within the Twynning Parish which has the benefit of a convenience shop and post office.

It is an excellent commuter base with J1 of the M50 within 2 miles, providing direct access to the M5.

Approx distances (miles):

| | | | | | |
|------------|----|-------------------|----|-----------|-----|
| Tewkesbury | 4 | Upton upon Severn | 4 | Worcester | 23 |
| Cheltenham | 8 | Bristol | 54 | London | 116 |
| Gloucester | 21 | Birmingham | 40 | | |

GROUND FLOOR

Ground Floor

| | |
|---------------------|--------------|
| Lounge | 16'x1'7" |
| Reception Room 2 | 16'2"x8'7" |
| Kitchen/dining room | 15'9"x12'11" |
| Utility room | 11'7"x5'5" |
| Shower room | |

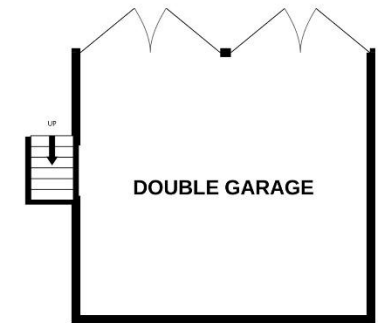
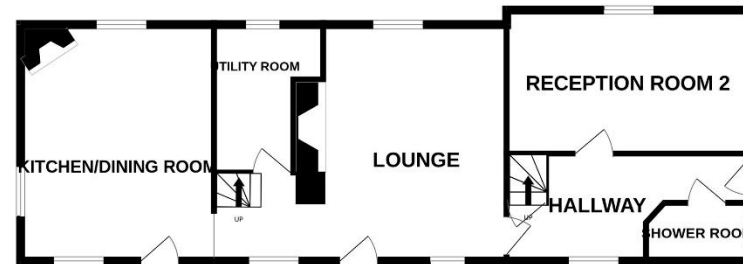
First Floor

| | |
|-----------|------------------|
| Bedroom 1 | 16'10"x16'4" max |
| Bedroom 2 | 15'8"x15'5" max |
| Bedroom 3 | 13'7"x10' |
| Bathroom | |

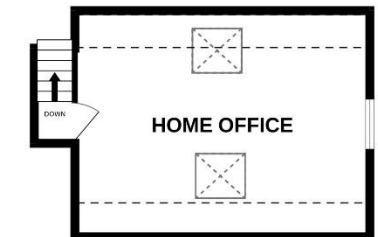
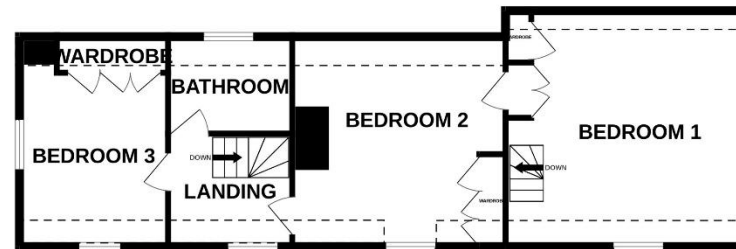
Outside

| | |
|---------------------------|-------------|
| Detached Garage | 19'8"x17'9" |
| With attic Home Office | 19'8"x9'4" |
| 7kw EV Car Charging Point | |

Tewkesbury Borough Council Tax Band G



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 £695,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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