



PETER BALL & CO.
ESTATE AGENTS

PAMINGTON, TEWKESBURY GL20 8LX

£595,000

- Village Residence
- Impressive Family Home
- Five Bedrooms
- Three Reception Rooms
- Family Conservatory
- Kitchen Breakfast
- Utility & Guest Toilet
- Exceptional Plot

PROPERTY DESCRIPTION

An exceptionally large and very spacious detached family home located peacefully within the hamlet of Pamington. Sitting back from the lane behind a five bar wooden gate there is a very generous fore garden and gravelled driveway providing off road parking for multiple vehicles.

The accommodation in brief comprises; entrance hall, living room, family room, conservatory, kitchen breakfast room & utility, dining room and guest cloakroom. To the first floor are five bedrooms, with an en suite to the master, as well as a family bathroom. Pamington is a village situated approximately 8 miles north of Cheltenham with its wide range of shopping,

leisure and educational facilities, whilst Bishops Cleeve is closer providing local amenities. Ashchurch mainline station is nearby and there is good access to the M5 motorway.

SITUATION

Pamington is a village situated approximately 8 miles north of Cheltenham with its wide range of shopping, leisure and educational facilities, whilst Bishops Cleeve is closer providing local amenities. Ashchurch mainline station is nearby and there is good access to the M5 motorway.

DIRECTIONS

From our Tewkesbury office continue along the A438. Take the second exit at the M5 roundabout and continue along A46. After 1.3 miles turn right for Pamington. Follow the lane down taking a sharp left, after 100 yards the property will be seen on the right.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Band G
AGENTS NOTE: The PV panels were installed in 2015 and are owned outright. The Valliant Gas boiler (LPG) in the garage was installed approximately 4 years ago.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		60
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85 (Current)	85 (Potential)

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 127.4 sq. metres (1371.2 sq. feet)



First Floor

Approx. 90.1 sq. metres (981.9 sq. feet)



Total area: approx. 207.5 sq. metres (2233.1 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.