



Churchend, Twyning
Tewkesbury, Gloucestershire, GL20

HAMPTONS
INTERNATIONAL

Beyond your expectations

A charming 5 bedroom village residence with tranquil carp lake

Reception Hall | Drawing Room | Sitting Room | Dining Room | Kitchen/Breakfast/Family Room | 5 Bedrooms | 3 Bath/Shower Rooms (2 En-Suite) | Gardens with Lake | Garage & Parking

Guide Price £1,275,000 Freehold

Description

A charming character village residence that has been sympathetically restored and refurbished creating a wonderful synergy between the old and the new.

The accommodation comprises a fabulous entrance into a large reception hall with cloakroom off, open Inglenook fireplace and window to the front; dual aspect drawing room with large Inglenook with log burner, flagstone floor, exposed beams and French doors to rear garden with steps down to extensive terrace; triple aspect sitting room with upright exposed timbers, exposed ceiling timbers, dual wood and coal burner. The dining room has a parquet floor and window to front. A particular feature of the property is the fabulous kitchen/breakfast/family room incorporating a re-fitted kitchen with high gloss cappuccino and burgundy units with appliances to include a steam oven, 2 warming drawers, 2 electric ovens, coffee machine, pull-out pantry cupboard, 2 fridges, drinks fridge, freezer, electric induction hob with concealed worktop extractor, dishwasher, washing machine and tumble drier, 2 sinks, quartz work tops, breakfast bar and under floor heating. In the conservatory area there is further under floor heating, electrically operated windows to the roof and doors to the garden.

On the first floor are five bedrooms with most of them having plantation shutters and the principal bedroom having been recently refurbished with mirror-fronted wardrobes, cupboards with shelving, shoe cupboards etc.

and an en-suite bathroom with underfloor heating and shower over bath; family bathroom.

Outside, there are lovely extensive gardens, the whole plot extending to just over 2 acres, with a seating terrace and further gravelled seating area adjacent to the rear of the house. Well stocked gardens to front and rear with many mature trees including ash, willows, soft fruit cages and a particular feature being a beautiful, large, tranquil carp lake with duckhouse.

The property is situated close to the 11th century church in the conservation area of the original village along a quiet no-through lane. Further up the road is Twynning with a village shop, school and two pubs, one being riverside.

Additional Information

There is planning permission (17/01010/FUL) for replacement of the existing garage with a single storey side and rear extension for a disabled person.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamptons International

105 Promenade, Cheltenham, Glos, GL50 1NW

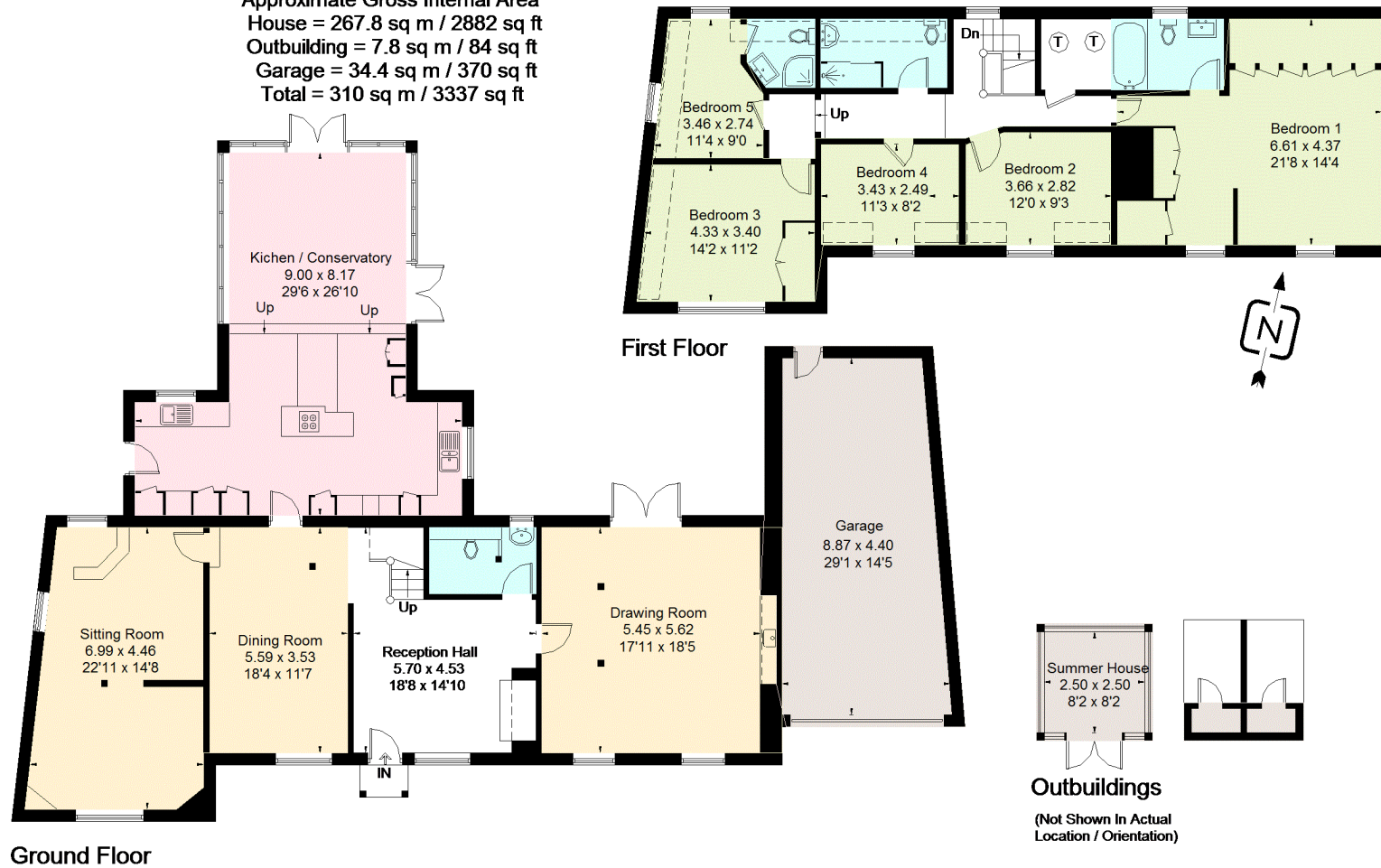
Sales. 01242 222909

cheltenham@hamptons-int.com

www.hamptons.co.uk

Churchend, Twyning, Tewkesbury

Approximate Gross Internal Area
 House = 267.8 sq m / 2882 sq ft
 Outbuilding = 7.8 sq m / 84 sq ft
 Garage = 34.4 sq m / 370 sq ft
 Total = 310 sq m / 3337 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 143921

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

