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Post Office Cottage Tewkesbury Road, Twigworth GL2 9PL

- Extended c. 1400 sq. ft. Character Cottage
- Two 19' Receptions with Brick Fireplaces
- Recently Re-fitted 14' Kitchen + Utility Rm
- Four Good Bedrooms of 15', 14', 12' & 9'
- 800 sq. ft. Pool and Garage Complex
- Ample Gated Parking plus 50' Garden
- Further 85' Garden Adj. to Pool House
- Unique Opportunity in a Good Location

Region of £495,000

Roomy, Extended 1400 sq. ft. Four Bedroom Period Cottage handily situated with Lots of Character...

Hall, Cloaks, Sizeable 19' Reception Rooms, Recent 14' Kitchen plus Four Good Bedrooms

Ample Parking, 50' Garden plus additional...

***c. 800 sq. ft. Detached Pool House & Garage Complex
- with further 85' Garden!***



Entrance Area

Wall mounted courtesy light and upvc double glazed front door to...

Entrance Hall

6' 7" x 4' 5" (2.01m x 1.35m)

Stone flooring, double radiator, power points, recessed ceiling spotlights. Pine ledged doors to doors to Family/ Dining Room and...

Downstairs Shower/ Cloakroom

9' 3" x 6' 8" (2.82m x 2.03m)

Stone floor, fully tiled shower cubicle, corner wash basin, low flush WC, recessed ceiling spotlights, wall mounted extractor fan, chrome heated towel rail/ radiator. Side aspect opaque double glazed window.

Family/ Dinng Room

19' 0" x 11' 8" (5.79m x 3.55m)

Space for family sized dining table, Focal point full height red-brick fireplace with inset 'multi-fuel' burner plus adjacent timber store and display shelf. Front aspect double glazed window, oak effect flooring, multiple wall light points, power points, double and single panel radiators, pine ledged door to built-in storage. Glazed french doors to the kitchen and open doorway to...

Sitting Room

19' 0" x 12' 0" (5.79m x 3.65m)

Focal point full height red-brick fireplace with inset wood-burner. Base level alcove storage and shelving. Front and rear aspect double glazed windows. Multiple wall light points and recessed ceiling spotlights, solid oak flooring, power points, TV point, double & single radiators. Stairway rising to the first floor.

Re-fitted Kitchen

13' 9" x 10' 2" (4.19m x 3.10m)

Dual runs of contemporary styled eye, base and drawer units (with 'soft-close'), granite effect work surfaces and splash-back. Stainless steel sink with mono tap. Inset double oven, microwave, ceramic hob and extractor hood. Matching breakfast bar with seating and suspended lighting. Integrated dish-washer. Brush-steel power points and sockets. Recessed ceiling spotlights. Stone flooring. Double glazed french doors and windows to the rear/ garden aspect. Door to...

Utility Room

6' 8" x 5' 1" (2.03m x 1.55m)

Side aspect opaque double glazed window, plumbing and space for washing machine and dryer, wall mounted gas 'combi' boiler, recessed ceiling spotlights, electrical consumer unit, stone floor.

First Floor Landing

Airy landing with exposed floor boards and pine ledged doors to all rooms. Double doors to linen cupboard. Recessed ceiling spotlights.

Bedroom One

13' 9" x 10' 2" (4.19m x 3.10m)

Rear aspect double glazed window, exposed floor boards, radiator, power points, ceiling spotlights, dual reading lights. Loft hatch to roof space.

Bedroom Two

15' 1" x 10' 6" (4.59m x 3.20m)

Front aspect double glazed window, exposed floor boards, ceiling spotlights, radiator, power points.

Bedroom Three

12' 0" x 10' 6" (3.65m x 3.20m)

Front aspect double glazed window, exposed floor boards, radiator, points, ceiling spotlights, mini loft hatch.

Bedroom Four

9' 1" x 8' 0" (2.77m x 2.44m)

Rear aspect double glazed window, exposed floor boards, ceiling spotlights, radiator, power points.

Bathroom Suite

8' 7" x 6' 10" (2.61m x 2.08m)

Panelled 'P' bath with wall mounted chrome shower and curved glass screen. Wash basin inset to vanity unit, low flush WC, fully tiled walls/ splash-back areas, exposed floor boards, ladder style heated towel rail/ radiator, recessed ceiling spotlights , side aspect opaque double glazed window.

Outside: Frontage & Side Aspect

Low maintenance paved frontage is enclosed by dwarf brick wall. The frontage is flanked by block paved drive and walkway via '5 bar' gate to property entrance area, further (ample parking) and...

Rear Garden

50' 0" x 17' 0" (15.23m x 5.18m)

Mainly laid to level lawn with timber fencing and mature conifer privacy. Nearest property is flagstone sun terrace/ seating area plus base for timber garden shed and steps up to the lawn area.

POOL HOUSE AND GARAGE COMPLEX

Traditionally constructed in around 2005 – originally permitted as regular bungalow – change of plan for family reasons, now encompassing...

Pool House

32' 0" x 18' 0" (9.75m x 5.48m)

Double glazed french doors access via mini porch to main room with mosaic tile flooring, c. 20' x 12' Swimming Pool (with lighting, filter and roller cover), front aspect double glazed window, vaulted ceiling with exposed beams, general space for i.e. leisure/ fitness, door to shower room (with cubicle, basin, WC and double-glazed window) wall mounted 'Vapourex 55' Dehumidifier. Part glazed personal door to garage and double glazed french doors to...

Pool House Garden

85' 0" x 24' 0" (25.89m x 7.31m)

Neatly divided between level lawn and raised timber decking with outside power and water supply.

Attached Garage

21' 11" x 8' 10" (6.68m x 2.69m)

Electronically operated metal roller door. Access to further eaves storage. Power points and strip lighting. Personal door to/ from pool room. Rear aspect double glazed window. Wall mounted 'Certikin 100' Condensing Pool Heater and associated control units.

Tenure

Freehold.

Services

Mains Gas, Electricity, Water and Drainage.

Council Tax

Tewkesbury Borough Council – Band 'C'.

Energy Rating

Band C – 71/100.

