

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS BRIGHT AND SPACIOUS FOUR BEDROOM FAMILY HOME IS SITUATED IN THE PICTURESQUE VILLAGE OF CHURCH END AND OFFERS THE POTENTIAL TO UPDATE. THREE RECEPTION ROOMS, A KITCHEN/BREAKFAST ROOM AND UTILITY, FOUR GOOD SIZED BEDROOMS, FAMILY BATHROOM, UPVC DOUBLE GLAZING, DOUBLE GARAGE AND OFF PARKING. PRIVATE MATURE COTTAGE STYLE REAR GARDEN. LOCATED WITHIN WALKING DISTANCE TO TWYNING WITH EXCELLENT ROAD/RAIL LINKS AND SCHOOLS CLOSE BY. EPC E. NO ONWARD CHAIN.

9 Abbots Court Drive - Offers in Excess of £500,000

9 Abbots Court Drive, Church End, Twyning, Gloucestershire, GL20 6JJ

4 3 1



9 Abbots Court Drive

Location & Description

Church End is a small rural hamlet with a village Church which is within walking distance of the village of Twyning. Facilities in Twyning include a primary school for families with children, a village shop with post office, beauty salon, two village inns serving food, community centre, tennis courts and recreational ground.

For all your other amenities Tewkesbury is 3 miles distance, Upton Upon Severn is 5 miles and also offers amenities alongside hosting many well know festivals throughout the year. J1 of the M50/M5 interchange is 1 mile. Train stations can be found at Pershore, Worcester, Malvern and Tewkesbury for the commuter.

Property Description

Situated in the picturesque village of Church End this bright and spacious four bedroom family home offers the chance to update for potential purchasers wishing to do so. On entering the property through the glazed porch it leads through to the spacious hallway with two walk in cupboards offering great storage space and a guest cloakroom. The lounge is accessed through glazed double doors and has a Cotswold stone feature fireplace with an electric log burner currently in place and an attractive bay window to the front aspect. Through the archway from the lounge is the dining room which flows through to the third reception room offering plenty of entertaining space for the growing family or visiting friends and family. The kitchen/breakfast room has a matching range of wall and base units and integral waist high electric oven and hob with space and plumbing for a dishwasher adding to the appeal. A utility room houses all the white goods and gives access to both the garden and the double garage. On the first floor there are four good sized bedrooms which are all serviced by the family bathroom. The rear bedrooms take in the delightful views of the church and across the village towards the Cotwolds.

A particular feature of this property is the pretty rear garden which is filled with an abundance of trees, plants and shrubs with a good sized patio, lawned area and a feature pond. The original brick wall to the rear aspect offers total privacy. Access to the front of the property is found on one side whilst the gardeners shed is found on the other side.

UPVC double glazed sliding doors to the front aspect to:

Entrance Porch

Wooden obscure glazed window, tiled flooring, ceiling light, wooden obscure glazed door to:

Hallway

Power points, ceiling light, radiators x two, door to the storage cupboard (housing coat hooks and shelving), door to the under stairs cupboard (housing hanging rails), door to the kitchen/breakfast room, double obscure glazed doors to the lounge, door to:

Cloakroom

Wooden obscure glazed window to the side aspect, white suite comprising of a low level WC and wash hand basin, tiled splashbacks, radiator, tiled flooring.

Lounge 15.09ft (4.60m) x 12.50ft (3.81m)

UPVC double glazed bay window to the front aspect, radiators x two, ceiling lights x two, power points, feature fireplace with Cotswold stone surround and an electric wood burner effect fire (open working fireplace), TV point, opening to:

Dining Room 11.09ft (3.38m) x 9.18ft (2.80m)

Radiator, ceiling light, power points, opening to:





Study 10.59ft (3.23m) x 6.99ft (2.13m)

UPVC double glazed window to the rear aspect, wooden single glazed door to the side aspect, power points, radiator, ceiling lights x two, door to:

Kitchen/Breakfast Room 12.37ft (3.77m) x 10.79ft (3.29m)

UPVC double glazed window to the rear aspect, fitted with a matching range of wall and base units with work surface over, ceramic sink and drainer with mixer tap over, feature glass display wall unit, waist high electric double oven, electric ceramic hob with extractor fan over, space for a dishwasher, space for a fridge/freezer, power points, ceiling light, tiled flooring, radiator, door to:

Rear Hallway

Wooden glazed door to the garden, radiator, tiled flooring, ceiling light, door to the garage, door to:

Utility Room 7.58ft (2.31m) x 5.58ft (1.70m)

UPVC double glazed window to the rear aspect, ceiling light, power points, base unit with stainless steel sink and drainer and stainless steel taps over, tiled flooring, shelving.

First Floor

Landing

Wooden glazed window to the side aspect, ceiling light, radiator, power points, door to the airing cupboard (housing the hot water tank and slatted shelving).

Master Bedroom

UPVC double glazed window to the rear aspect, ceiling light, radiator, power points.

Bedroom 2 11.09ft (3.38m) x 9.28ft (2.83m)

UPVC double glazed window to the rear aspect, ceiling light, radiator, power points.

Bedroom 3 12.50ft (3.81m) x 8.59ft (2.62m)

UPVC double glazed window to the front aspect, ceiling light, radiator, power points.

Bedroom Four 11.09ft (3.38m) x 6.10ft (1.86m)

UPVC double glazed window to the front aspect, ceiling light, radiator, power points.

Bathroom

Wooden obscure glazed window to the side aspect, fitted with a panelled bath with a mains shower and curtain rail over, low level WC and wash hand basin, radiator, fully tiled, ceiling light.

OUTSIDE

Front Garden

Tarmac driveway leading to the garage and front entrance porch, lawned area with borders, plants and shrubs, small tree, wooden gate to the side aspect to the rear garden.

Integral Double Garage 17.09ft (5.21m) x 14.10ft (4.30m)

UP and over door to the front aspect, power and lighting.

Rear Garden

Paved patio area, lawned area with borders, plants and shrubs, trees, feature pond, brick wall surround to the rear aspect, wooden fence panels to the side aspects, garden shed to the side aspect.



Directions

From our John Goodwin office in the High Street, take the first turning at the roundabout over the bridge onto the A4104 towards the A30. At the next roundabout take the third turning onto the A38 Tewkesbury Road. Continue along this road until you reach the next roundabout, take the first exit and then at the next roundabout take the second exit and continue on the A38. Take the second turning on the left hand side onto Pages Lane. At the t Junction turn right onto Church End Road and continue along then take the next left hand turning. Abbots Court Drive is the next turning on the right hand side and the property can be found on the left hand side by our for sale board.



Services

We have been advised that mains electric and water are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

Council Tax

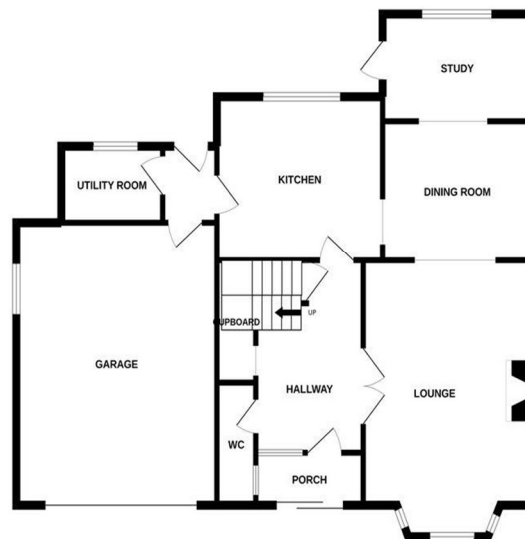
COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

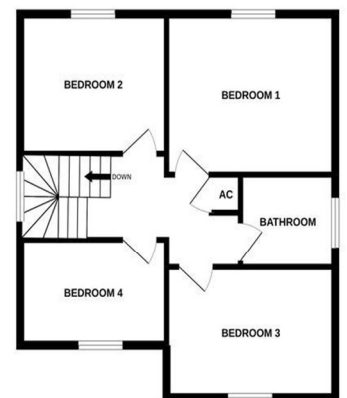
EPC

The EPC rating for this property is "E"

GROUND FLOOR



1ST FLOOR



Upton Office
01684 593125
9 High Street, WR8 0HJ

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.