

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MODERN DETACHED FAMILY HOME SITUATED IN THE HAMLET OF SHUTHONGER OFFERING WELL PRESENTED ACCOMMODATION COMPRISING TWO RECEPTION ROOMS, KITCHEN, UTILITY ROOM, FOUR BEDROOMS (ONE EN SUITE), FAMILY BATHROOM, DRIVEWAY PARKING, GARAGE AND A MATURE GARDEN.

NO ONWARD CHAIN. EPC D.

Kyrenia - Guide Price £475,000

Shuthonger, Tewkesbury, Gloucestershire, GL20 6EF



Kyrenia

Location & Description

Kyrenia is situated in the hamlet of Shuthonger, which has a traditional local pub and renowned 4 star Puckrup hotel with a golf course and leisure club. The village of Twyning is approximately 2 miles distant and has a primary school, village hall, two public houses, recreation and amenity complex and a church. The popular market town of Tewkesbury is approximately 3 miles distant and offers a further comprehensive range of amenities and facilities including shops, supermarkets, cafes, restaurants and access to the motorway via the M5.

Property Description

Believed to have originally been built in the 1980's, Kyrenia is a modern detached family home benefitting from gas central heating and double glazed throughout. The property is pleasantly situated overlooking open fields to the rear.

The well proportioned accommodation is arranged on the ground floor with an entrance hall, cloakroom, fitted kitchen with an adjoining utility room, spacious living/dining room and a snug, which overlooks the garden. On the first floor a landing leads to the master bedroom with fitted wardrobes and an en suite shower room, three further bedrooms and a family bathroom.

Kyrenia is approached by a shared access leading to a gravelled driveway and a **SINGLE GARAGE**. The property enjoys a large mature garden with an established vegetable plot and several fruit trees.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Coving, ceiling light, radiator. Stairs to first floor. Door to Garage (described later). Doors to

Cloakroom

Side facing opaque glazed window, ceiling light, wash hand basin with tiled splashback, low level WC, radiator.

Kitchen 3.54m (11ft 5in) x 2.68m (8ft 8in)

Fitted with a range of wall and floor mounted units with work surface over, inset one and a half sink and tiled surrounds. Integrated **DISHWASHER**, **DOUBLE OVEN** with **GRILL** and 4-ring gas **HOB** with **COOKER HOOD** over. Front facing window, ceiling light, ladder style towel rail, tiled floor. Open to

Utility Room 3.69m (11ft 11in) x 1.83m (5ft 11in)

Ceiling light, wall cupboards, stainless steel sink drainer unit with cupboard below and work surface over, space and plumbing for washing machine and tumble dryer, wall mounted gas fired Baxi boiler. Part glazed door to outside.

Living/Dining Room 5.71m (18ft 5in) x 5.63m (18ft 2in) max overall measurement

Side facing window, three ceiling lights, understairs storage cupboard, three radiators, telephone point, TV point. Fireplace with inset gas fire, stone surround and stone hearth. Open to

Snug 6.02m (19ft 5in) x 2.45m (7ft 11in)

Rear facing window overlooking the garden, two ceiling lights, radiator, parquet flooring. Sliding patio doors to garden.





First Floor Landing

Side facing window, ceiling light, access to loft space, airing cupboard housing hot water cylinder with slatted shelving. Doors to

Master Bedroom 5.19m (16ft 9in) plus wardrobes x 3.56m (11ft 6in) max

Front facing window with secondary glazing, further side facing window. Ceiling light, built in wardrobes with hanging rails and shelving, additional eaves storage, radiator, TV point. Door to

En Suite Shower Room

Suite comprising walk in shower enclosure with tiled surrounds, vanity wash hand basin with storage below, low level WC. Front facing opaque glazed window, ceiling light, shaver socket, radiator.

Bedroom 2 3.64m (11ft 9in) x 2.53m (8ft 2in)

Rear facing window overlooking the garden and field beyond. Ceiling light, radiator.

Bedroom 3 3.54m (11ft 5in) x 2.71m (8ft 9in)

Front facing window with secondary glazing. Ceiling light, radiator.

Bedroom 4 3.02m (9ft 9in) max x 2.68m (8ft 8in)

Rear facing window overlooking the garden and field beyond. Ceiling light, radiator.

Family Bathroom

Suite comprising panel bath with shower over and glass shower screen, wash hand basin, low level WC. Side facing opaque glazed window, ceiling light, part tiled walls, shaver socket, chrome ladder style towel rail.



Outside

Kyrenia is approached by a shared access leading to a gravelled driveway providing parking for several vehicles and in turn leads to a **SINGLE GARAGE** (15'11" x 8'6") with up and over door, power and light connected.

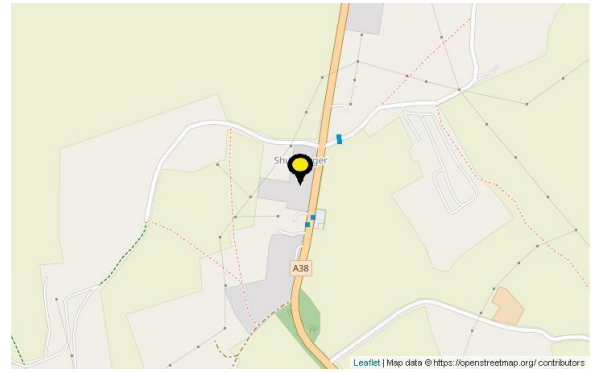
Kyrenia enjoys a large well established garden, which is mainly laid to lawn with a paved seating patio and a small pond. There is an extensive area dedicated to growing vegetables and several mature apple trees. There are two useful **SHEDS** and an outside water tap.



Directions

From the Ledbury Office, continue straight over at the traffic lights onto the Worcester Road and then take the first turning on the right signposted Eastnor/Tewkesbury. Continue along this road passing through Eastnor and on reaching the T-junction proceed straight over signposted to Tewkesbury. Continue along this road for approximately 7 miles and on reaching the T-junction turn left onto the A38. Continue for approximately 1.5 miles and after passing The Crown Inn, Kyrenia can be found a short distance on the left hand side.

What3Words: aunts.gather.older



Services

We have been advised that mains services 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 Ledbury Office (Tel: 01531 634648).

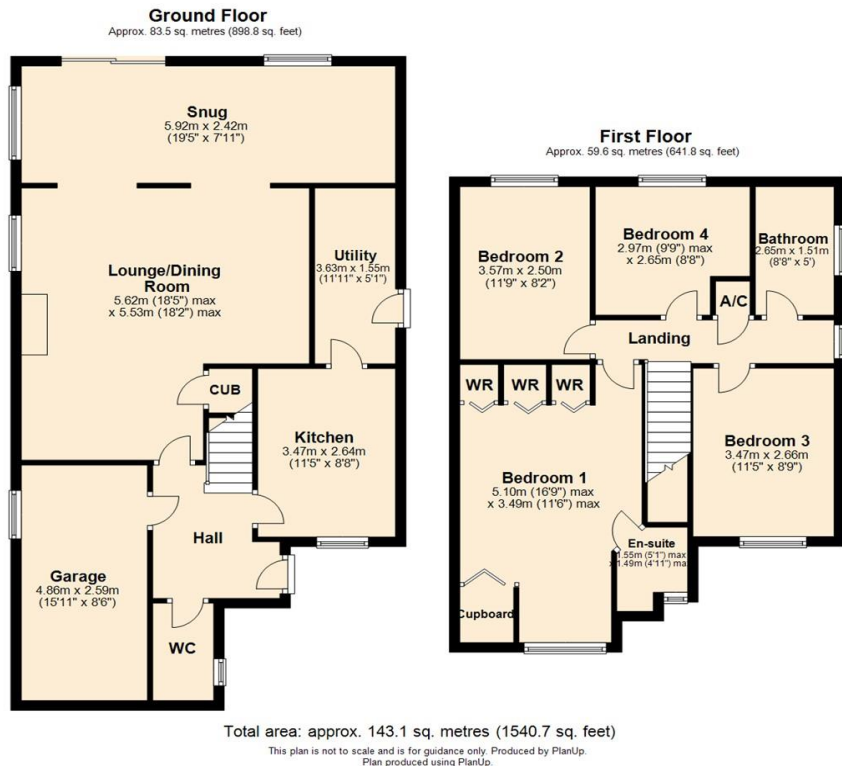
Council Tax

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 D (68).



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