

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



THIS IMPOSING GRADE II LISTED GEORGIAN FAMILY HOME IS LOCATED IN THE HEART OF THE VILLAGE IN AN ELEVATED CORNER PLOT POSITION. THE PROPERTY OFFERS A WEALTH OF CHARACTER FEATURES TO INCLUDE FEATURE SASH, BAY AND ARCHED WINDOWS, A FEATURE FIREPLACE AND PANELLED WALLS. SPACIOUS AND VERSATILE LIVING ACCOMMODATION FOR THE GROWING FAMILY. BEAUTIFUL SUNNY COTTAGE WRAP AROUND GARDEN, A UTILITY ROOM, CELLAR, GARAGE AND OFF ROAD PARKING. EPC E.

Pound House – Guide Price £450,000

1, Pound Close, Twynning, Tewkesbury, Gloucestershire, GL20 6JS



Pound House

Location & Description

Twyning is a quintessential English village with two village Inns, a Spar convenience store/post office, village hall, park and tennis club. For families with children there is Twyning primary school. Located close to the junction 1 of the M50/M5 interchange for the commuter. The property is centrally located between the nearby market town of Tewkesbury three miles distant, whilst the picturesque riverside town of Upton Upon Severn is also three miles away.

Property Description

This beautiful Grade II Listed Georgian family home is located in the heart of the village in an elevated corner plot position with mature wrap around gardens. The double fronted character home is accessed via double wrought iron gates with steps leading up to the front door. Once inside the property offers well proportioned accommodation throughout for the growing family. The spacious entrance hallway displays feature panelled walls with panelled doors leading off to all the rooms. The sitting room sits to the front of the property with its feature stone fireplace and wood burner with a bay window with sash windows. A further reception room is currently being used as the dining room again with a sash and bay window and leads through to the modern fitted kitchen with integral appliances and a door leading to the garden adding to the appeal. On the first floor the master bedroom benefits from a bay sash window with views over the village towards Bredon Hill, two built in single wardrobes and a En-Suite shower room. Bedroom two takes in the views towards the Malvern Hills from the bay window and also benefits from a double built in wardrobe. Bedroom three is at the rear of the property with a feature arched window and built in single wardrobe and both bedrooms are serviced by the family bathroom.

Outside the sunny wrap around garden is a particular feature of this property with its abundance of mature plants and shrubs, paved seating areas to watch the world go by and catch the sun and gated access to the side of the property leading to the rear where the garage and off road parking can be found.

Further benefits include a utility room, a cloakroom and a cellar to name but a few.

Wooden glazed door to the front aspect to:

Entrance Hallway

Wooden glazed door to the front aspect, feature wooden panelled walls, ceiling lights x two, power point, stairs to the first floor with a feature wooden banister, doors to the sitting room, cloakroom, utility room, cellar and kitchen, door to:

Dining Room 4.78m x 3.75m (15'8 x 12'4)

Wooden glazed sash window to the front aspect, aluminium double glazed bay window to the side aspect, power points, ceiling light, radiator, door to:

Kitchen 3.66m x 2.29m (12'0 x 7'6)

Wooden glazed window to the rear aspect, fitted with a matching range of Oak wooden wall and base units with work surface over, one and a half bowl sink and drainer with a mixer tap over, space for a fridge/freezer, integral Ilve stainless steel inbuilt range style double oven, induction hob with extractor fan over, integral Bosch dishwasher, part tiled splash backs, power points, inset ceiling spot lights, radiator, door to the rear aspect to the log storage and path to the main garden.





Sitting Room 4.83m x 4.83m (15'10 x 15'10)

Bay window with wooden glazed sash windows to the front aspect, feature fireplace with a stone hearth and surround and a wood burner, wall lights x three, power points, radiators x two.

Cloakroom

Wooden glazed window to the rear aspect, fitted with a ivory low level WC and wash hand basin with tiled splash backs, radiator, ceiling light.

Utility Room

Feature wooden glazed arched window to the rear aspect, oil boiler, coat hooks, space and plumbing for a washing machine, base cupboard with work surface over, stainless steel sink and drainer, power points, ceiling light.

Cellar (18 square meters (195 square feet))

Steps lead down to the cellar with power and lighting.

First Floor

Landing

Feature wooden glazed arched window to the rear aspect, ceiling light, radiator, power point, loft access (part boarded), door to the airing cupboard (housing wooden slatted shelving and the hot water tank), doors to:

Master Bedroom 4.86m x 4.80m (15'11 x 15'9)

Bay window with wooden glazed sash windows, ceiling light, radiator, power points, two x single built in wardrobes, door to:

En-Suite Shower Room

Wooden glazed sash window to the front aspect, curved shower cubicle with a mains shower, fully tiled and glass sliding doors, white low level WC and wash hand basin, ceiling light, white heated towel rail.

Bedroom Two 4.78m x 3.70m (15'8 x 12'2)

Wooden glazed sash window to the front aspect, aluminium double glazed bay window to the side aspect, power points, ceiling light, radiator, built in double wardrobe.

Bedroom Three 3.03m x 2.39m (9'11 x 7'10)

Feature wooden glazed arched window to the rear aspect, ceiling light, radiator, power points, door to the built in single wardrobe.

Family Bathroom

Wooden obscure glazed arched window to the rear aspect, fitted with a white three piece suite comprising of a panelled bath, a low level WC and wash hand basin, part wooden panelled walls, wooden flooring, ceiling light, wall light, radiator.

Outside

Garden

The pretty landscaped gardens are elevated from the street with wrought iron fencing surrounding and a feature brick wall. The garden wraps around from the front to the side and back and is filled with mature plants and shrubs, a lawned area and a paved patio area for entertaining. A paved path leads to the back of the property where the log store can be found. Wrought iron gate to the side aspect. From the front entrance door steps lead down to the double wrought iron gates.

There is an adjacent piece of land to the side of the property which is mainly laid to lawn with plants and shrubs.

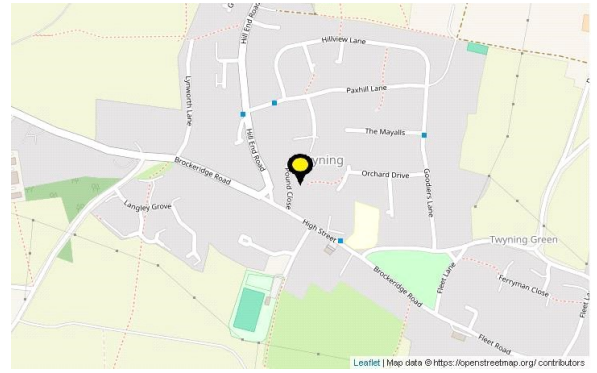
Garage (12 square meters (132 square feet))

Found to the rear of the property in Pound Close.

Leasehold - rented £260 per year to include the insurance. Parking for one car.

Directions

From our John Goodwin office in Upton Upon Severn go towards the roundabout, take the second turning over the bridge onto the A4104 towards the A38. At the roundabout take the third turning onto the A38 towards Tewkesbury. At the next roundabout take the first exit which will take you to the next roundabout where you will need to take the first exit and immediately take the first turning on the right hand side over the cattle grid onto Bockeridge Road. Continue along this road until you reach the third left hand turning for Pound Close where the property and front entrance can be found just after the turning on the main road.



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.

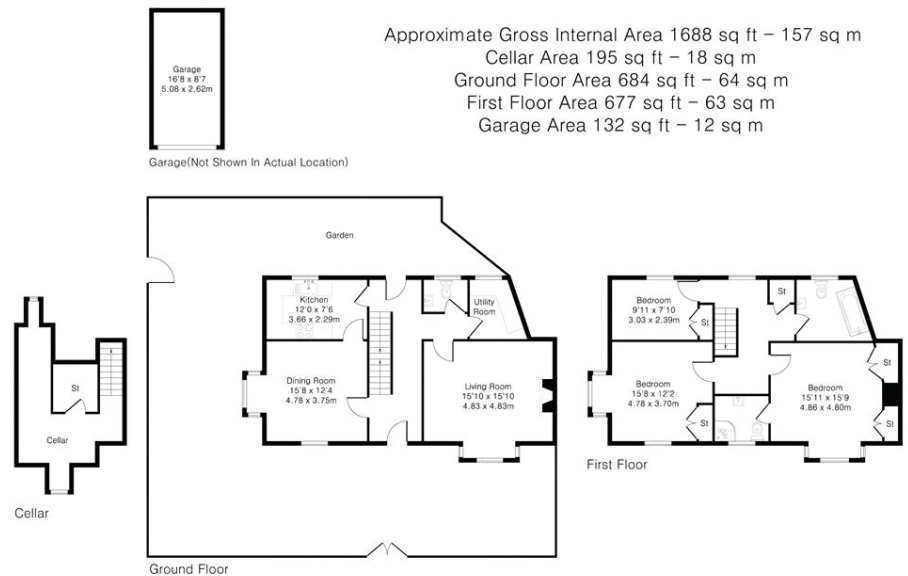
Viewing

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

Council Tax TBA.

EPC

The EPC rating for this property is E.



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.

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