

POUND HOUSE,

1 POUND CLOSE, TWYNING, TEWKESBURY, GL20 6JS

 Charles Lear





## POUND HOUSE

A charming double fronted three-bedroom Grade II listed cottage, located in the heart of Twyning. At a little over 1550 square feet, this house offers balanced accommodation as well as living and entertaining space laterally arranged over two floors. The house further enjoys a wealth of period features throughout, along with potential to extended further, subject to the usual consents.

Entering the house on the ground floor, the front hall with original wood paneled walls, runs the entire length of the house, ending with access at the rear onto the garden. On the left is a dining room with a wide bay window, facing south west & with garden views, bringing in added light. Directly adjacent is the generous drawing room, with a central carved stone fireplace and log burner. In addition, this floor contains a well-equipped kitchen located just off the dining room & a separate utility room.

Upstairs, on the first floor, is a substantial principal bedroom with an en-suite shower room, whilst also benefiting from excellent built in storage. In addition, there are two a further well-proportioned bedrooms, which share a bathroom, creating a family-friendly space.

The property offers a picturesque wrap around garden, with lawn, planted flowerbeds and a paved area for outdoor dining. In addition, the grounds sit in an elevated position from the street combined with wrought iron fencing enclosing the entire garden, providing an additional measure of separation from the street.

The house also benefits from private off-street parking & a single garage, both of which are found in Pound Close to the rear of the property.







### SITUATION

Pound House is situated in the quaint & rural village of Twyning in north Gloucestershire. The village is well served with amenities, with two public houses, a highly regarded primary school, convenience store and parish church. Access to the motorway network can be gained at Junction 1 of the M50 about one and a half mile distant. The nearby market town of Tewkesbury is some four miles away, whilst the regional centres of Cheltenham, Gloucester and Worcester are all within comfortable driving distance.

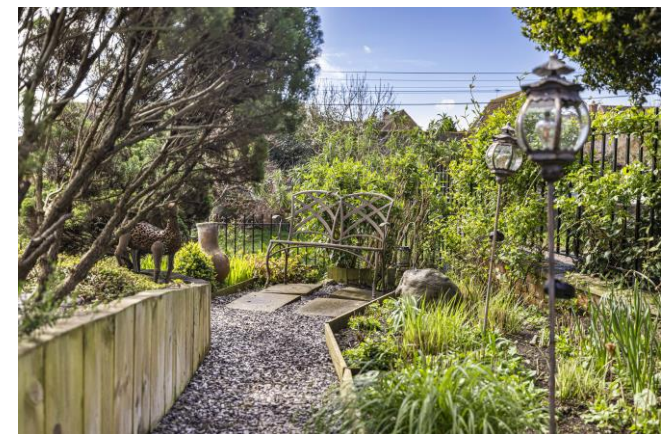
### GENERAL INFORMATION

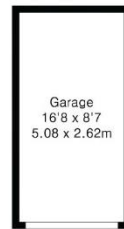
Services:  
Mains water, electricity and drainage are connected to the property.

Local Authority:  
Tewkesbury Borough Council: 01684 295010.  
Council Tax Band: (E)

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.





Garage(Not Shown In Actual Location)

Approximate Gross Internal Area 1688 sq ft – 157 sq m  
 Cellar Area 195 sq ft – 18 sq m  
 Ground Floor Area 684 sq ft – 64 sq m  
 First Floor Area 677 sq ft – 63 sq m  
 Garage Area 132 sq ft – 12 sq m

