

# TYNINGS HOUSE

MAIN ROAD, SHURDINGTON, CHELTENHAM, GLOUCESTERSHIRE, GL51 4XF





## TYNINGS HOUSE

Tynings House is a beautifully renovated and extended period home on the periphery of Cheltenham Spa, that is set in wonderful 0.35 acre of gardens. The property offers a perfect blend of contemporary living with a mix of stunning period features and further benefits a detached two bedroom annexe

Tynings House is a handsome and well proportioned 19th century family home that in recent years has undergone a full and comprehensive renovation program and is now a wonderful, light, airy and practical home that extends to over 3,100sq ft and is arranged over two floors.

The open plan kitchen/living/diner is the main hub of the house and is a light and enjoys views out to the rear garden. There is a formal sitting room with a stone fireplace and wood burner inset, a snug and a study. Completing the ground floor is a utility room, gym and a garden store room. To the first floor are four well-proportioned double bedrooms, with the principal bedroom having an en-suite shower room and a dressing room with his and hers sink and wonderful views towards open countryside and Cotswold hills.

Outside there is a two-storey modern annexe measuring just over 1000 sq ft and comprising of a 19'8 x 19' reception room, fitted kitchen, cloak room, two good size double bedrooms and a bathroom. The annexe is ideal for family members, visiting guests, or could possibly be used as a holiday let.

The enclosed and private garden has a wonderful terrace which opens to a main lawn and is bordered with hedgerow, fencing and mature trees. There is also a lovely summerhouse and a garden store.







### SITUATION

Tynings House is located in Shurdington, a village on the outskirts of Cheltenham with favourable access to Gloucester. Shurdington offers a good choice of day-to-day amenities including a local shop and post office, public houses, garden centres, hairdressers and a highly respected primary school. The village is surrounded by beautiful open countryside providing a number of stunning walks and exceptional views. Additionally the village is favourably placed for access to the M5 motorway network at Junction 11a.

### GENERAL INFORMATION

Services:

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

Local Authority:

Tewkesbury Borough Council: 01684 295010.

Council Tax Band: (G) - £3463.14pa. - House

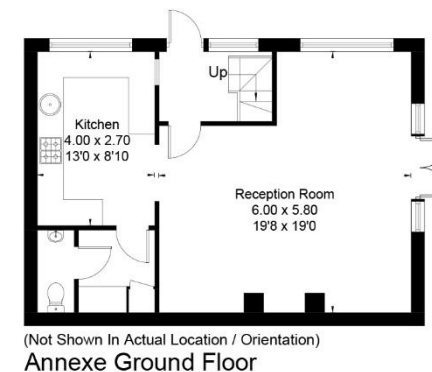
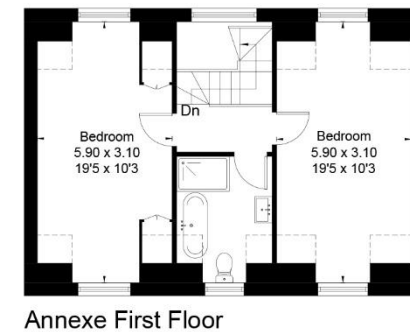
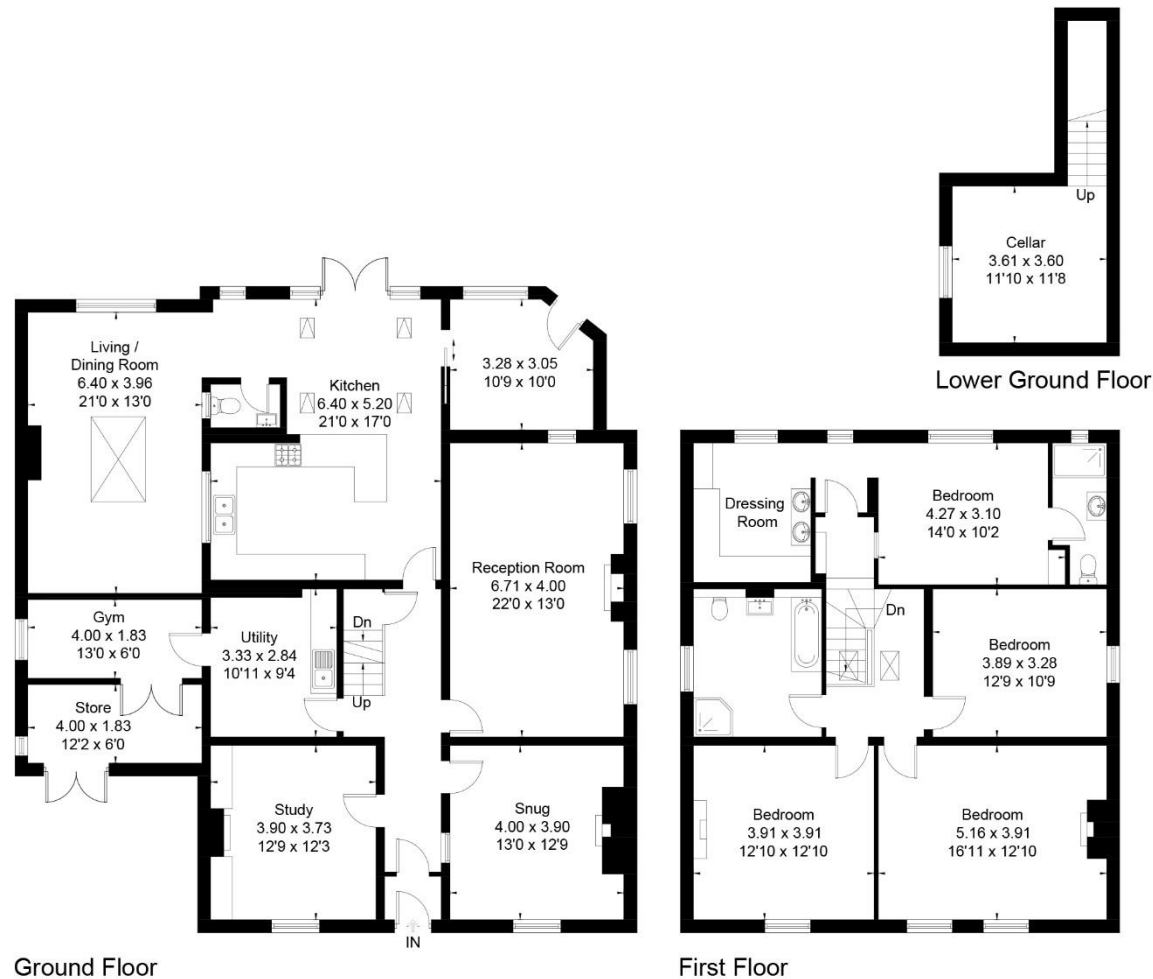
Council Tax Band (D) - £2077.88pa - Annexe

### VIEWINGS

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



Approximate Floor Area = 389.4 sq m / 4192 sq ft (Including Annexe)



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