

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£498,000

Abbey Meadow, Stonehills, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

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- Detached Home
- Front To Back Lounge
- Kitchen/Dining Room
- Utility Room
- Conservatory
- Downstairs WC
- Four Bedrooms
- Ensuite Shower Room
- Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Rear Garden
- Detached Double Garage & Off Road Parking

Wilkinson SLM are delighted to offer for sale a well presented detached family home tucked away at the bottom of a cul-de-sac on the Stonehills development, with views towards the Nature Reserve and set on a wonderful corner plot!

From the entrance hall there is a door to the left that leads through to the front to back lounge room with a feature fireplace and French doors that open out to the conservatory. At the end of the hall is access to the downstairs WC and understairs storage cupboard. To the right of the hallway is the kitchen/dining room that includes tower oven and microwave, five burner gas hob and extractor hood, integrated fridge freezer, dishwasher and wine cooler. Double doors from the dining area open out to the side garden and off the kitchen is a door through to the utility room with wall and base units, sink and space and plumbing for a washing machine. There is also a door that takes you through to the conservatory. On the first floor are four really good size bedrooms. Bedroom one has an ensuite shower room and cupboard over the stairs while bedroom four has a built in double wardrobe. From bedrooms two and four there are lovely views across the Nature Reserve. The refitted bathroom is also located on the first floor. The rear and side gardens are exceptional! The side garden has block paving with the remainder being laid to lawn with raised borders and a greenhouse. There is gated side access and also a pedestrian door leading to the double garage. The side garden leads through to the rear garden which has a raised decked area with a pond inset and rest of the garden is again laid to lawn with various flower and shrub borders. This wonderful home is further complemented by UPVC double glazing, gas central heating and a detached double garage with off road parking for three cars. There is also a workshop in the garage with power and lighting and electric up and over door.

**Front To Back Lounge** 21' 5" x 10' 8" (6.53m x 3.25m)

**Kitchen/Dining Room** 25' 5" x 9' 7" (7.75m x 2.92m)

**Utility Room** 6' 3" x 5' 11" (1.91m x 1.80m)

**Conservatory** 9' 6" x 16' 5" (2.90m x 5.00m)

**Bedroom One** 12' 5" x 10' 10" (3.78m x 3.30m)

**Ensuite Shower Room** 6' 8" x 6' 2" (2.03m x 1.88m)

**Bedroom Two** 12' 5" x 9' 9" (3.78m x 2.97m)

**Bedroom Three** 8' 8" x 9' 7" (2.64m x 2.92m)

**Bedroom Four** 8' 8" x 7' 6" (2.64m x 2.29m)

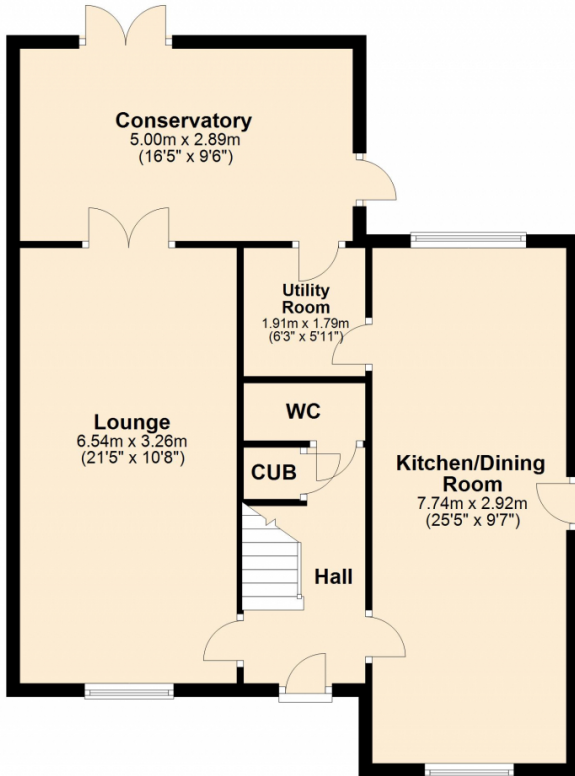
**Family Bathroom** 5' 6" x 7' 3" (1.68m x 2.21m)

**Detached Garage** 17' 2" x 17' 7" (5.23m x 5.36m)



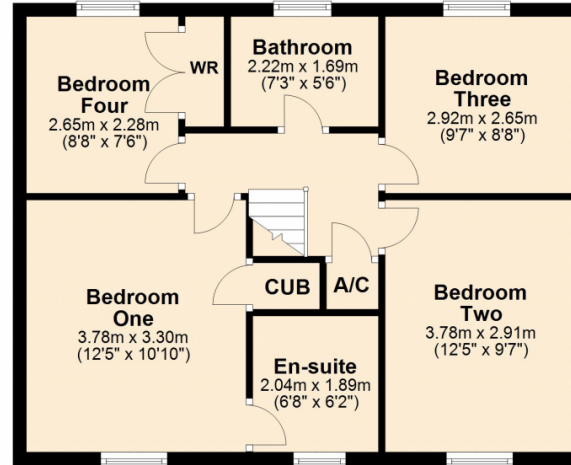
### Ground Floor

Approx. 72.1 sq. metres (776.2 sq. feet)



### First Floor

Approx. 53.7 sq. metres (577.5 sq. feet)



Total area: approx. 125.8 sq. metres (1353.8 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 22 Abbey Meadow, GL20

