

WILKINSON

SALES • LETTINGS • MANAGEMENT

£550,000

Tirlebank Way, Newtown, Tewkesbury, GL20



5

Bedrooms



3

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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01684 367736



- Extended Detached House
- Beautiful Field Views
- Lounge
- Kitchen/Dining/Family Room
- Additional Reception Room
- Downstairs WC
- Five Bedrooms
- Two Shower Rooms & Bathroom
- Large SOUTHERLY FACING Rear Garden
- Integral Garage
- Parking on Driveway
- Gas Central Heating
- UPVC Double Glazing

Wilkinson SLM is delighted to bring to the market this fantastic five-bedroom detached family home located in the tranquil setting of Newtown, boasting uninterrupted views of open fields. This much-loved property offers a wealth of versatile living space, complete with a large southerly-facing rear garden, garage, and off-road parking. The ground floor features a cozy lounge with a gas fireplace, providing a warm and inviting space to relax. A convenient downstairs WC is located off the entrance hallway. The hallway leads seamlessly into the impressive open-plan kitchen/dining/family room. The well-appointed kitchen boasts granite worktops, integrated appliances including a dishwasher and wine cooler, and a stylish Range Cooker with an extractor hood. A breakfast bar offers casual dining, while French doors from the kitchen open out to the expansive rear garden. The dining/family area also has sliding doors leading to the garden, offering fantastic indoor-outdoor flow. A separate dual-aspect reception room, converted from the original garage, provides additional flexible living space, ideal for a home office, playroom, or snug, with French doors also leading to the rear garden. The garage is accessible from the kitchen and comes equipped with power and lighting, as well as a rear door leading directly to the garden. Additional storage is available in the useful understairs cupboard. Upstairs, the first floor accommodates five bedrooms, with the first and second bedrooms benefiting from stunning countryside views. The property also includes two shower rooms and a family bathroom with a jacuzzi tub, perfect for unwinding at the end of the day. The airing cupboard is conveniently located in the family bathroom. The jewel of this property is its considerable south-facing garden, which features a large lawn, a patio area, and a raised decking area complete with a bar—ideal for entertaining or simply relaxing in private. The garden backs onto Tirlle Brook, adding to the sense of space and tranquillity. Further benefits of this wonderful family home include UPVC double glazing, gas central heating, and ample driveway parking. Offering both versatility and functionality, this home is perfect for a growing family looking for space, comfort, and prime location.

Lounge 15' 3" x 13' 3" (4.65m x 4.04m)

Kitchen 11' 2" x 11' 10" (3.40m x 3.61m)

Kitchen/Dining/Family Room 9' 11" x 20' 2" (3.02m x 6.15m)

Reception Room 25' 7" x 8' 9" (7.80m x 2.67m)

Bedroom One 13' 4" x 11' 1" (4.06m x 3.38m) *maximum measurements*

Shower Room One 4' 1" x 5' 1" (1.24m x 1.55m) *maximum measurements*

Bedroom Two 12' 9" x 8' 8" (3.89m x 2.64m)

Bedroom Three 8' 10" x 11' 2" (2.69m x 3.40m)

Bedroom Four 8' 4" x 8' 8" (2.54m x 2.64m) *maximum measurements*

Bedroom Five 7' 9" x 8' 9" (2.36m x 2.67m)

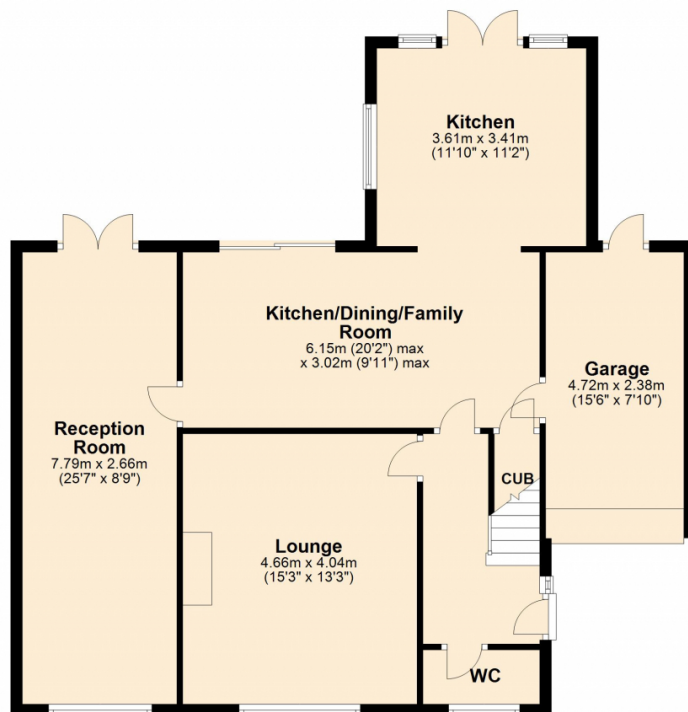
Shower Room Two 4' 9" x 5' 5" (1.45m x 1.65m)

Bathroom 5' 11" x 8' 9" (1.80m x 2.67m) *maximum measurements*

Garage 15' 6" x 7' 10" (4.72m x 2.39m)

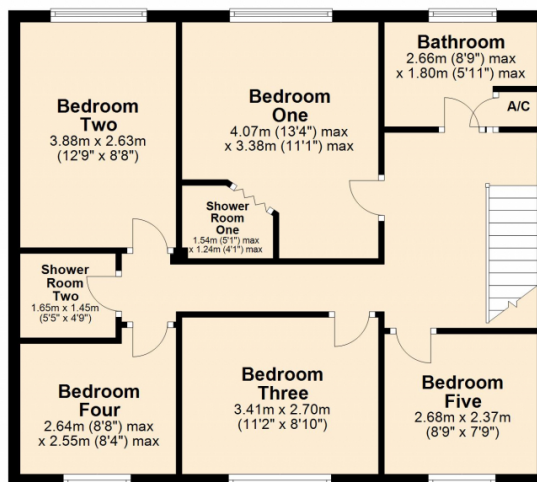
Ground Floor

Approx. 93.7 sq. metres (1008.5 sq. feet)



First Floor

Approx. 69.3 sq. metres (746.1 sq. feet)



Total area: approx. 163.0 sq. metres (1754.5 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+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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