

WILKINSON

SALES • LETTINGS • MANAGEMENT

£650,000

Kings Gate, Newtown, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Executive Detached House
- Refitted Kitchen/Breakfast Room with Practical Storage Units
- Dining Room
- Lounge with Gas Fireplace
- Study/Snug
- Conservatory with Views of Rear Garden
- Downstairs WC
- Principal Room with Dressing Area & Ensuite Shower Room
- Three Further Double Bedrooms
- Four Piece Bathroom Suite
- Private Southerly Facing Rear Garden with Side Access
- Detached Double Garage with Ample Parking on Driveway
- UPVC Double Glazing
- Gas Central Heating with Boiler Installed 5 Years Ago
- Prime Location Within Desirable Neighbourhood

Wilkinson SLM are delighted to present to market this rare opportunity to purchase an executive four-bedroom detached house, perfectly positioned within the highly sought-after area of Kings Gate in Newtown. Built by Westbury Homes in 1992, this much-loved family home has been cherished by its original owners from new – a true testament to its comfort, quality, and longevity. Occupying a desirable plot with a Southerly Facing rear garden, this home offers spacious and versatile living accommodation throughout. Upon entering, you are welcomed by a light and airy hallway that sets the tone for the rest of the home. To the left is the generous lounge, featuring a gas fireplace and two large windows allowing plenty of natural light. From the hallway, there is also access to a downstairs WC and a useful understairs storage cupboard. A further reception room offers flexibility – ideal as a snug, study, or playroom depending on your needs. Sliding doors open through to the stunning conservatory, which provides a tranquil space to enjoy garden views all year round. The conservatory has double doors opening directly to the garden, as well as sliding doors leading to the dining room, seamlessly connecting the main living spaces. The refitted kitchen/breakfast room adjoins the dining room via an archway and offers an excellent range of base and wall units, cleverly designed to maximise storage with hidden practical features. The kitchen also benefits from an integrated dishwasher, built-in breakfast bar, and an external back door providing direct access to the rear garden. The staircase rises from the hallway to a spacious landing with an airing cupboard and a charming reading alcove, ideal for a quiet moment of relaxation. There are four, large double bedrooms, with bedrooms two and three featuring built-in wardrobes for convenience. The principal bedroom suite is particularly impressive, offering a dressing area with mirrored fitted wardrobes and a modern ensuite shower room complete with a large vanity unit providing ample storage. Completing the first floor is a four piece family bathroom, appointed with a bath, separate shower, washbasin, and WC. The house sits proudly on a generous plot with a wrap-around, southerly-facing rear garden enjoying a private, semi-rural outlook over the countryside beyond. The garden features a patio area, lawns surrounded by mature planting, and raised beds ideal for growing your own produce. Pathways lead around both sides of the house, offering convenient access to the front. To the front, a large driveway provides ample off-road parking, leading to a detached double garage fitted with power and lighting. Further benefits include UPVC double glazing throughout and gas central heating, with the boiler replaced just five years ago.

Lounge 15' 0" x 15' 4" (4.57m x 4.67m) *maximum measurements*

Kitchen/Breakfast Room 19' 6" x 17' 10" (5.94m x 5.44m) *maximum measurements*

Dining Room 10' 0" x 10' 3" (3.05m x 3.12m)

Snug/Study 10' x 11' 11" (3.05m x 3.63m)

Conservatory 12' 6" x 21' 7" (3.81m x 6.58m) *maximum measurements*

Bedroom One 11' 2" x 18' 2" (3.40m x 5.54m) *maximum measurements*

Ensuite 7' 10" x 8' 1" (2.39m x 2.46m) *maximum measurements*

Bedroom Two 10' 4" x 12' 0" (3.15m x 3.66m)

Bedroom Three 10' 4" x 10' 4" (3.15m x 3.15m)

Bedroom Four 10' 4" x 9' 4" (3.15m x 2.84m) *maximum measurements*

Bathroom Suite 7' 5" x 6' 0" (2.26m x 1.83m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(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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