

WILKINSON

SALES • LETTINGS • MANAGEMENT

£450,000

Ashchurch Road, Newtown, Tewkesbury, GL20



 4
Bedrooms

 2
Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
Info@wilkinsonslm.co.uk

01684 367736



- Detached Home
- Lounge
- Dining Room
- Kitchen
- Utility/Downstairs WC
- Four Bedrooms
- Fifth Bedroom/Study
- EnSuite & Four Piece Bathroom Suite
- Large Rear Garden & Storage Shed
- Parking On Driveway
- Gas Central Heating
- UPVC Double Glazing

Wilkinson SLM are delighted to bring to market a Victorian four/five bedroom detached house; a deceptively spacious home offering accommodation over three floors with off road parking for up to 4 cars on the block paved driveway, and a large rear garden. The current owners have been living in the house since 1986! Upon arrival you are welcomed by an entrance hall with the original encaustic tiled floor. Under the stairs is a useful storage cupboard. To the right of the hallway is a spacious lounge with a feature fireplace and lovely bay window. To the left of the hallway is a door leading to the large dining room with a brick layered feature fireplace. Through the dining room is a kitchen with various units, including a large pantry cupboard, and a dishwasher. Also access to the utility and downstairs WC. The utility benefits from a storage cupboard as well as space and plumbing for a washing machine. The utility provides access to the large rear garden which is approximately 120ft. There are two patio areas, one situated on the original Wash House and the remainder laid to lawn with surrounding borders. There is also side gate access to the front of the property and also a large storage shed. Occupying the first floor is bedroom one, a double bedroom that homes an ensuite and built in airing cupboard. There is also bedroom four with a sliding door into bedroom five/study. Accommodating the second floor are two further double bedrooms, bedroom two and three, as well as a four piece bathroom suite with Velux window. This fantastic character home boasts high ceilings, UPVC double glazing which has recently been replaced and gas central heating with a new boiler installed. The property has a new roof and has had many other improvements made by the current owners. A viewing is highly recommended to see the amount of living accommodation this home offers as well as to experience the character of the Victorian era.

Lounge 14' 1" x 15' 0" (4.29m x 4.57m)

Dining Room 13' 4" x 15' 0" (4.06m x 4.57m)

Kitchen 11' 11" x 9' 9" (3.63m x 2.97m) *maximum measurements*

Utility 10' 2" x 5' 8" (3.10m x 1.73m) *maximum measurements*

Bedroom One 13' 5" x 15' 0" (4.09m x 4.57m) *maximum measurements*

Ensuite 4' 4" x 8' 3" (1.32m x 2.51m)

Bedroom Two 14' 1" x 15' 0" (4.29m x 4.57m)

Bedroom Three 13' 5" x 9' 1" (4.09m x 2.77m) *maximum measurements*

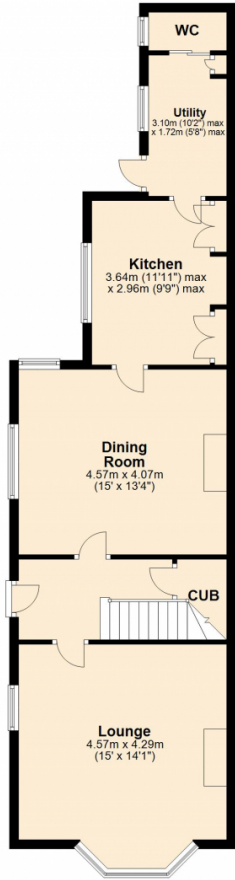
Bedroom Four 9' 9" x 15' 0" (2.97m x 4.57m) *maximum measurements*

Bedroom Five/Study 15' 0" x 6' 10" (4.57m x 2.08m) *maximum measurements*

Bathroom 13' 5" x 6' 0" (4.09m x 1.83m) *maximum measurements*

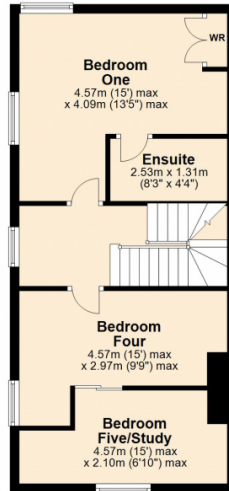
Ground Floor

Approx. 64.0 sq. metres (688.6 sq. feet)



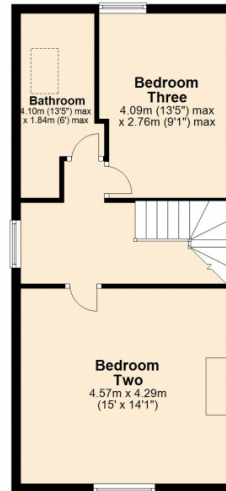
First Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Second Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 158.4 sq. metres (1705.1 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Ashchurch Road, Newtown, GL20

