



The Smithy, Teddington, Tewkesbury, GL20

Offers Over £550,000

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The Smithy is a four double bedroom, detached family home located within a desirable Gloucestershire village which is well presented having recently had a new kitchen and shower room installed, ensuring the home is very much ready to move into and enjoy.

The property is in the village of Teddington, which sits approx. four miles north of Bishops Cleeve. The village is also within a 20-minute drive to the centre of the Regency Spa town of Cheltenham whilst Tewkesbury and the M5 motorway, (Junction 9), are no further than a 10 minute drive.

The accommodation is arranged over two floors with the ground floor comprising of an entrance hall, downstairs cloakroom, three reception rooms and a fitted kitchen. The reception rooms include a living room which enjoys an open fire inset to a stone surround and slate hearth. French doors flood the room full of light whilst also giving access to the rear garden. The kitchen/breakfast room has recently been re-fitted and so today the room is stylish and fresh and offers a wealth of fitted units which sit alongside a host of integrated appliances and an amazing central island. Off the kitchen is an additional room, which is an extension to the original building. Currently used as a dining room, previous owners have used as an office, family room or children`s playroom. This room is flooded with natural light alongside the bi-folding doors which give access to the rear garden. Completing the ground floor accommodation is the side passage and integral single garage which benefits from light and power.

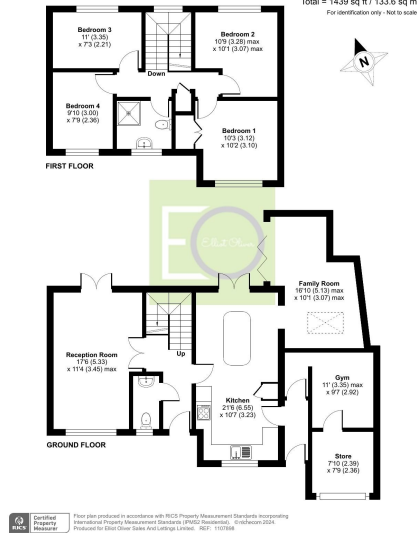
Upstairs, the bedrooms are light and airy with two bedrooms found to the front elevation and two to the rear. All the rooms are double rooms, with the master bedroom and bedroom four benefiting from fitted wardrobes. Completing the upstairs accommodation is the modern, three-piece family shower room, which has recently been fitted.

Outside, the front of the property enjoys a gravelled driveway allowing parking for three – four vehicles with the single garage giving extra parking if required. The remainder of the front is laid to lawn and is enclosed by high hedging, affording the home a high degree of privacy. To the rear, the gardens are tiered into three



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Approximate Area = 1378 sq ft / 128 sq m
Garage = 61 sq ft / 5.6 sq m
Total = 1439 sq ft / 133.6 sq m
For identification only - Not to scale



- Four Bedroom
- All Schooling Locally
- Off Road Parking For Three Cars
- Lovely Rear Garden
- Detached
- Wonderful Re-Fitted Kitchen/ Diner
- Village Location
- Close To Local Towns Of Tewkesbury and Cheltenham

