



Meadow View, Norton GL2 9RH
£950,000



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• Modern four double bedroom detached family home with two en-suites • Stunning & extensive open plan kitchen & living accommodation • Far reaching uninterrupted Countryside views to the rear • Potential to extend to create further living accommodation • NHBC new homes guarantee with 6 years remaining • Driveway for multiple vehicles & detached double garage • Situated in the peaceful village location of Norton • EPC rating B85 • Tewkesbury Borough Council - Tax Band G (£3,670.07 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

£950,000

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Entrance Hallway

The light and airy spacious entrance hall invites guests into this substantial family home. Access from the hallway is provided to the living room, kitchen, downstairs cloakroom, home office, cupboard housing the water tank and additional storage cupboard located beneath the stairwell. Underfloor heating flows throughout all of the ground floor of the property.

Living Room

The living room allows an abundance of natural light into the room from the bay fronted window to the front and the bi-fold doors providing access to the rear garden. Feature log burner fireplace creates a warm and cosy feel to the room. The room continues to open through to the dining area.

Open Plan Kitchen & Dining Room

The exceptional and substantial open plan space provides the perfect space for a dining area as well as an additional living

area overlooking the rear garden. Natural light continues to flow into the room via three further sets of bi-fold doors and from the sky light above the additional living area. The kitchen area itself provides plenty of worktop and storage space throughout with central island at the heart of the area providing suitable breakfast bar area and an integrated dishwasher. Further integrated appliances include two electric ovens and hob. Access is also provided to the utility room.

Utility Room

Convenient sized utility room provides additional worktop space with plumbing for an automatic washing machine and tumble dryer below. Window overlooks the side aspect whilst personal use door provides further access to the garden itself.

Home Office

Currently utilised as a home office, the versatile can easily be utilised as a playroom, additional living room or a fifth



bedroom if required. Two windows overlook the front aspect of the property.

Downstairs W.C

Modern white suite cloakroom comprising of w.c and wash hand basin.

Landing

Large gallery landing provides access to all four double bedrooms, family shower room and to the loft above.

Master Bedroom

Large master suite with four sets of built-in double wardrobes. Window provides far reaching Countryside views to the rear with access provided to the en-suite bathroom.

En-Suite

Generous sized white suite bathroom comprising of w.c, his & her wash hand basins, heated towel rail, bath with shower attachment over and window with frosted glass overlooking the front aspect of the property.

Bedroom Two

Bay fronted double bedroom with built-in double wardrobe and access provided to an en-suite shower room.

En-Suite

White suite shower room comprising of w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the front aspect of the property.

Bedroom Three

Double bedroom with two sets of built-in

double wardrobes and window overlooking the rear aspect providing a continuation of the Countryside views.

Bedroom Four

Double bedroom with window overlooking the rear aspect with further views of the Countryside.

Family Shower Room

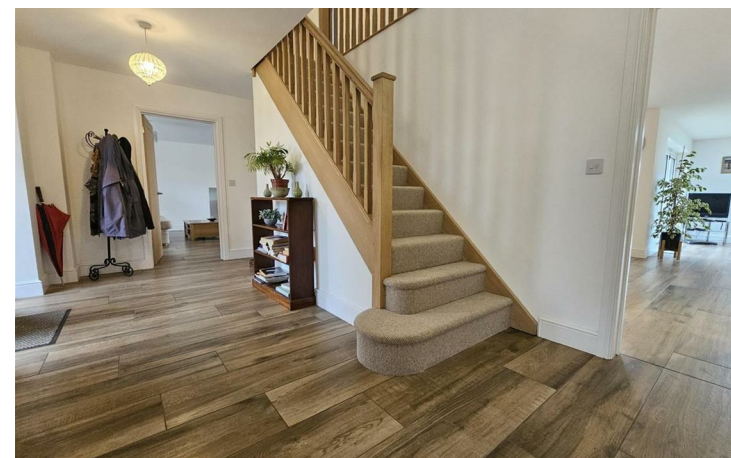
Part tiled modern white suite shower room comprising of w.c, shower cubicle, wash hand basin with storage below and window with frosted glass overlooking the front aspect of the property.

Outside

The property boasts a private and peaceful rear garden with a lawned area and a large patio area offering the perfect space for entertaining and alfresco dining throughout the summer months. Overlooking the meadows and Countryside, the garden is enclosed with hedgerows and fenced borders to help create a tranquil setting. The lawn wraps around to the side of the property with gated side access opening to the large driveway providing off-road parking for multiple vehicles. Access is also provided to the garage to the side via personal use door with two sets of up-and-over doors to the front providing further access to the double garage which benefits from power and lighting.

Location

Surrounded by open countryside yet within easy reach of local amenities, the village of



Norton is conveniently located between both the Cathedral city of Gloucester, approximately 4 miles away, and the Regency Spa town of Cheltenham, which can be found approximately 7 miles away. Offering a fantastic range of transport links, sports, and shopping facilities. The New Dawn Inn is a restaurant within close proximity that provides an array of entertainment and events over the year that has become a sought-after place to eat.

Norton C of E Primary School is within walking distance, and there are a variety of Private, Grammar, and Comprehensive schools in nearby Tewkesbury, Gloucester, and Cheltenham.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band G (£3,670.07 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

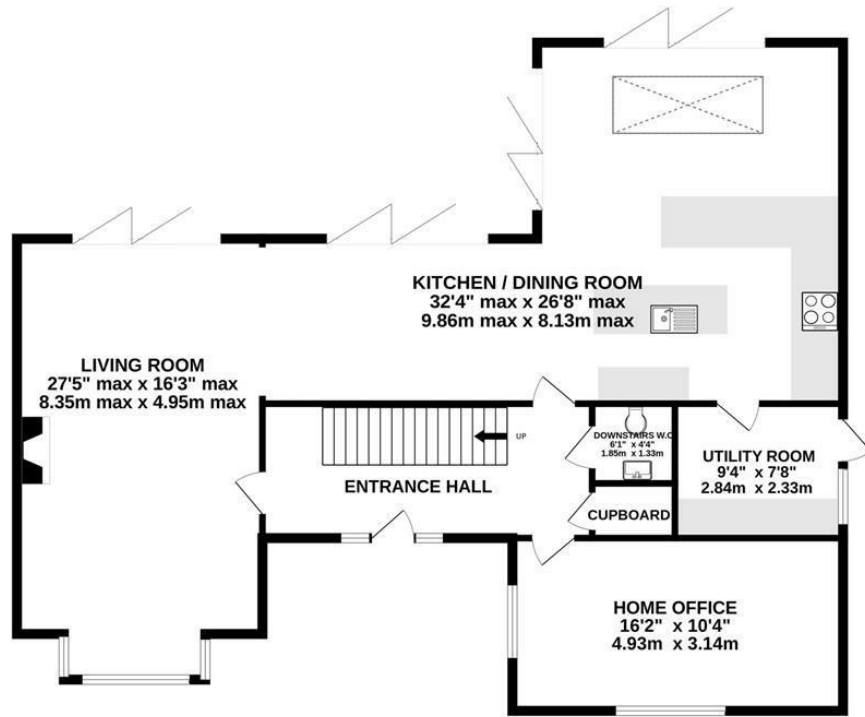
Heating: Gas central heating.

Broadband speed: Basic 30 Mbps, Ultrafast 1000 Mbps download speed.

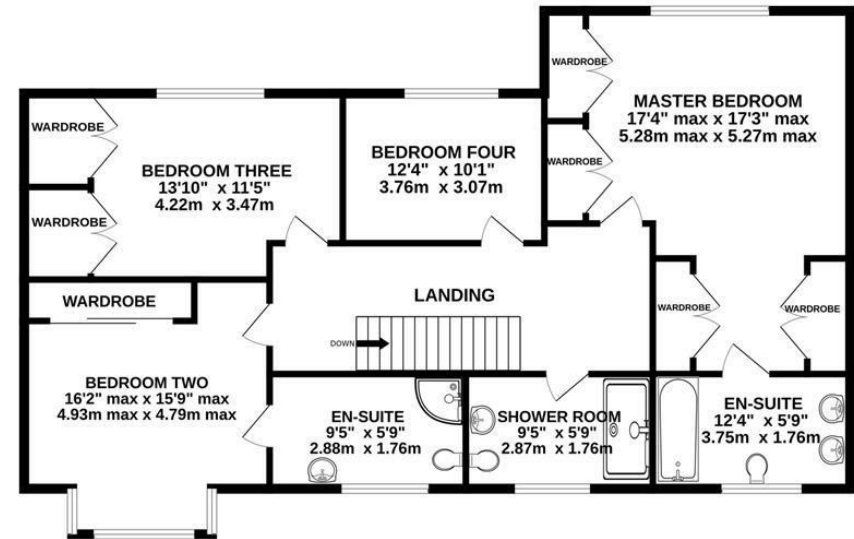
Mobile phone coverage: O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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