



Old Tewkesbury Road, Norton GL2 9LR

£535,000



Old Tewkesbury Road, Norton GL2 9LR

- Spacious six bedroom detached family home
- Generous & flexible living accommodation throughout
- Open plan kitchen & family room
- Private & enclosed landscaped garden
- Large driveway providing off-road parking for multiple vehicles
- Situated in the peaceful village location of Norton
- EPC rating D67
- Tewkesbury Borough Council - Tax Band G (£3,670.07 per annum) 2025/2026

£535,000



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

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Entrance Hallway

Hallway provides access to the living room, family room and shower room located beneath the stairwell.

Family Room

Currently utilised as a second living area and home office space, the versatile room opens through to the kitchen and allows an abundance of natural light into the room via the windows overlooking the front and rear aspects. Access is also provided to a store room.

Kitchen / Dining Room

The spacious kitchen benefits from ample worktop and storage space with integrated dishwasher, convenient space for a free standing range cooker and dining area central in the room. Window overlooks the front aspect whilst access is also provided to the utility room.

Utility Room

Convenient sized utility room benefits from further work top and storage space with plumbing for an automatic washing machine. Window overlooks the rear aspect with door providing access to outside.

Store Room

Accessed from the family room, the room provides an ideal storage area and second entrance to the property if required with door opening to the rear.

Living Room

Generous sized living room with feature gas fireplace, window overlooking the garden and French doors providing access to the garden itself.

Shower Room

Modern white suite shower room comprising of w.c, wash hand basin and shower cubicle.



Landing

Light and airy landing area provides access to all six bedrooms, family bathroom, airing cupboard and to the loft above. Window overlooking the rear aspect allows natural light into the area.

Master Bedroom

Generous sized double bedroom with built-in double wardrobes, window overlooking the garden and access provided to an en-suite.

En-Suite

White suite tiled shower room comprising of w.c, wash hand basin and shower cubicle.

Second Bedroom

Double bedroom with built-in wardrobes and window overlooking the front aspect.

Third Bedroom

Double bedroom with built-in wardrobes and window overlooking the rear aspect.

Fourth Bedroom

Double bedroom with built-in wardrobes and window overlooking the rear aspect.

Fifth Bedroom

Bedroom with window overlooking the rear aspect.

Sixth Bedroom

Currently utilised as a home office, the bedroom benefits from a window overlooking the garden.

Bathroom

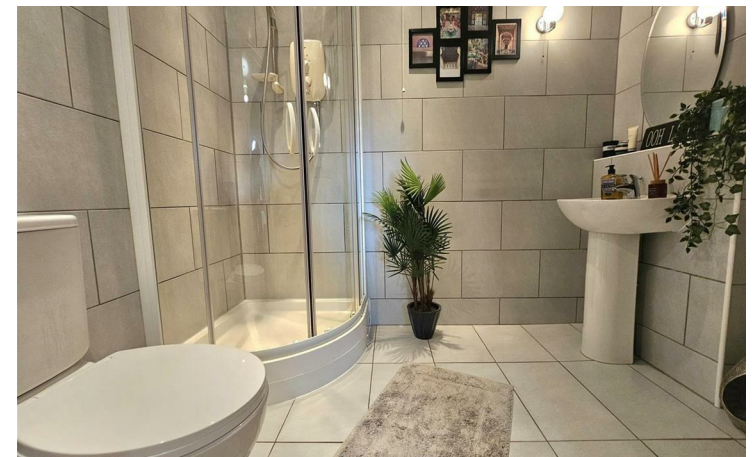
Family bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect.

Outside

The private garden is enclosed with walled and fenced borders with patio area providing suitable space for seating and entertaining during the summer months. Gated access opens to the front of the property where the large driveway provides off-road parking for multiple vehicles.

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.

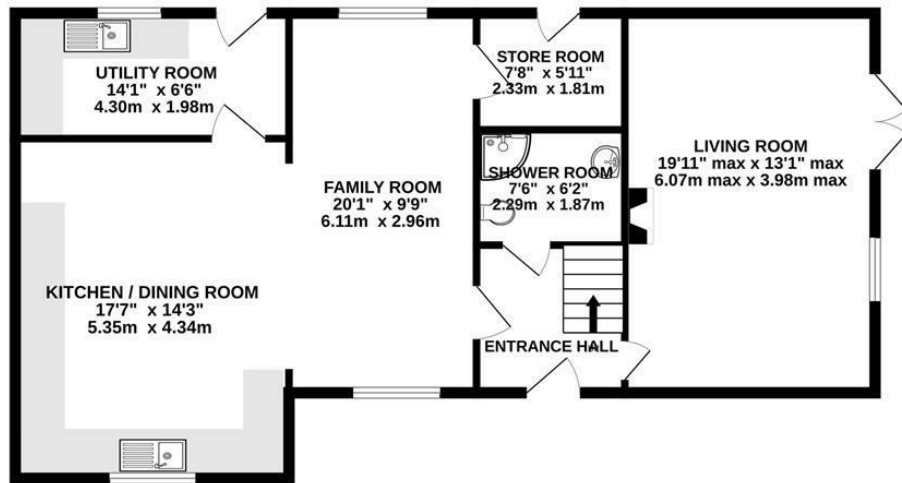
Broadband speed: Basic 12 Mbps, Ultrafast fibre 900 Mbps download speed.

Mobile phone coverage: EE, Three, O2,

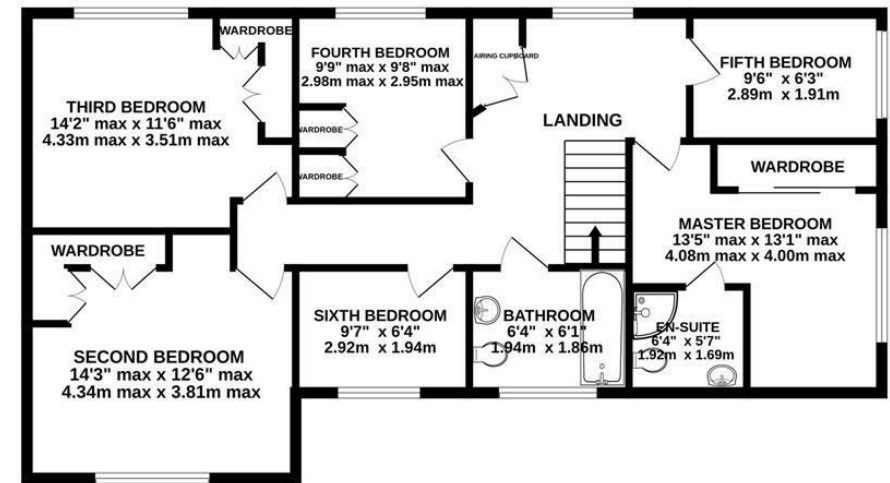
Vodafone.



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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