

FREEHOLD

£400,000



TOWNLING HOUSE, HIGH STREET, NEWNHAM, GLOUCESTERSHIRE, GL14 1BU

- THREE BEDROOMS
- UTILITY ROOM
- PERIOD FEATURES
- IN WALKING DISTANCE OF LOCAL PUB
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- CONSERVATORY
- VILLAGE LOCATION
- VICTORIAN STYLE COURTYARD GARDEN

TOWNLING HOUSE, HIGH STREET, NEWNHAM, GLOUCESTERSHIRE, GL14 1BU

IF IT WERE POSSIBLE, IMAGINE WALKING INTO THE PAGES OF A FANTASY NOVEL AND THIS IS WHAT YOU WILL EXPERIENCE GOING THROUGH THE FRONT DOOR OF THIS QUIRKY AND CHARMING OLD HOUSE FULL OF CHARACTER WITH EVERY ROOM TELLING A STORY. THE SERIOUS BITS ARE THERE ARE THREE BEDROOMS, TWO RECEPTION ROOMS, OFF ROAD PARKING, GAS CENTRAL HEATING AND A CENTRAL LOCATION IN THIS POPULAR AND SOUGHT AFTER VILLAGE WHICH HAS MANAGED TO RETAIN ITS HISTORIC CHARACTER.

The historic Village of Newnham is perched above the River Severn. The Village has many facilities along its tree lined High Street, there are many small Shops, a Pharmacy, Post Office, Library, Doctors Surgery and Primary School as well as several Public Houses and the 14th Century Church.

Further afield in Gloucester and Cheltenham you will find many more amenities including renowned State, Grammar and Private Schools, excellent shopping, cultural and leisure facilities, Railway Station, Gloucestershire airport is 16 miles away and the Severn Bridge is just 19 miles.

Front door to -

Entrance Hall: Original tiled flooring, under-stairs storage cupboard, radiator.

Lounge: 14' 6" x 10' 11" (4.42m x 3.32m), Original fireplace, bay window to front with stained glass at top, radiator.

Kitchen: 14' 2" x 9' 3" (4.31m x 2.82m), Fitted at wall and base level providing worktop and storage space, Belfast sink unit, space for fridge/freezer, electric oven with gas hob, tiled floor, window to side, feature stained glass window, radiator, door to -



Utility: Plumbing and space for automatic washing machine and tumble dryer, door to outside, door to -

Dining Room: 13' 1" x 12' 2" (3.98m x 3.71m), Window to side, stone hearth with feature gas fire and slate mantle over, radiator, door to -

Conservatory: 13' 10" x 13' 1" (4.21m x 3.98m), Parquet flooring, stained glass door to garden, radiator.

From the entrance hall, first floor stairs to -



Landing:

Separate W.C.: W.C., window to rear.

Bathroom: 6' 0" x 5' 4" (1.83m x 1.62m), Bath with rainfall shower over, wash hand basin, tiled splash-backs, original wooden flooring, bay window to front.

Bedroom One: 13' 8" x 12' 7" (4.16m x 3.83m), Wooden flooring, window to side, radiator, access to loft.

Bedroom Two: 9' 6" x 9' 1" (2.89m x 2.77m), Bay window to front, original cast iron fireplace with wooden surround, radiator, access to loft room.

Bedroom Three: 10' 0" x 9' 1" (3.05m x 2.77m), Wooden flooring, window to side, radiator, access to loft.

Loft Room: 11' 10" x 11' 6" (3.60m x 3.50m), Window to side, original beamed ceiling.

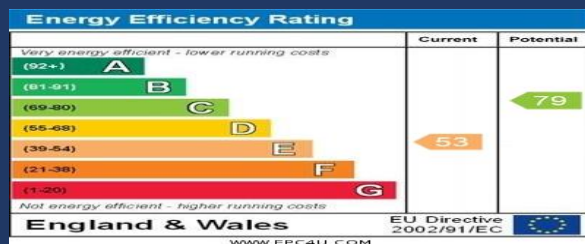
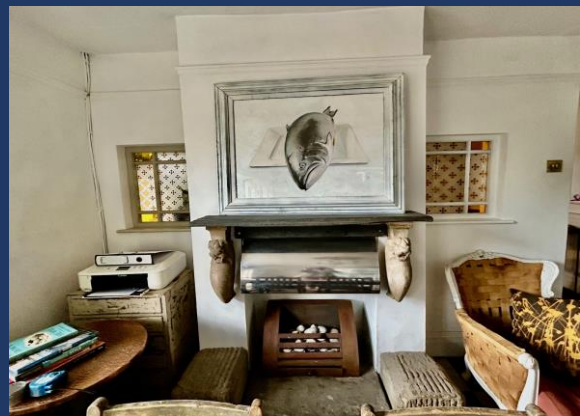
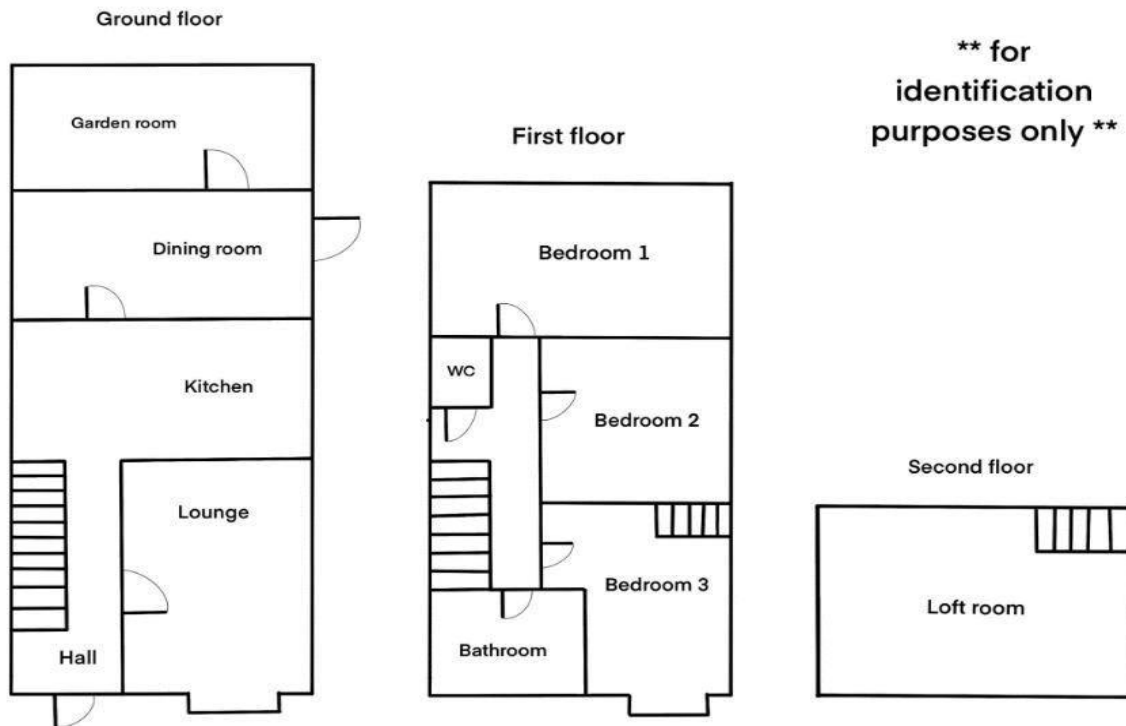
Outside: To the side of the property, there is parking and double gates leading to additional parking with access to the rear garden. The rear garden is a courtyard style with different areas to sit in and relax during the summer months, with various shrubs, trees and bushes to include a fig tree, and various Victorian style features to include a beautiful archway providing access through the garden

Services: All mains believed to be connected. All interested parties to make their own enquiries.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



PASSIONATE
ABOUT
Property
SINCE 1982