



3 Erics View Dingle Lane
Twynning, Tewkesbury GL20 6BH



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £595,000

A RARELY AVAILABLE and INDIVIDUAL SINGLE STOREY THREE DOUBLE BEDROOM TIMBER FRAMED BARN situated in a LOVELY RURAL LOCATION with VIEWS OVER SURROUNDING FIELDS AND FARMLAND, on the EDGE OF TWYNING, having MASTER EN-SUITE, VERY WELL INSULATED WITH ECO CREDENTIALS to include AIR SOURCE HEAT PUMP and SOLAR PANELS, PARKING for FOUR VEHICLES and GARDENS.

Twynning is a large village approximately 3 miles from both Tewkesbury to the South and Upton-upon-Severn to the north. As its Old English name suggests, it is a 'place between the rivers', in this case, the Avon and Severn. In two parts, Church End, a conservation area, is the original village which features an 11th century church dedicated to St Mary Magdalene. It has two pubs, The Fleet at Twynning by the river and the Village Inn overlooking the village green. There is also a shop which houses a post office and a primary school of approximately 150 pupils. There is a popular recreational park in the village. There are also fishing lakes and various positions on the river for anglers.





Entrance via solid doorway through to:

ENTRANCE HALL

Tiled flooring, built-in boiler cupboard with hot water tank and access point for underfloor heating and solar panels etc, useful store cupboard, three rear aspect windows with a lovely outlook onto surrounding fields and farmland, doorway through to the rear.

CLOAKROOM

White suite comprising of a close coupled WC, wash hand basin, cupboards below, built-in utility cupboard. The utility cupboard has plumbing for a washing machine and a vent for the tumble dryer, front aspect frosted window.

OPEN PLAN LOUNGE / KITCHEN / DINER

31'4 x 17'0 (9.55m x 5.18m)

Bespoke fitted kitchen to comprise of single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, central breakfast island with drawers and cupboards below, NEFF integrated electric oven with slow cooker / warming drawer below, NEFF four ring ceramic induction hob, NEFF cooker hood above, space for fridge / freezer, integrated AEG dishwasher.

The lounge and dining area has tiled flooring, with underfloor heating, wood burning stove, inset ceiling spotlighting, two rear aspect windows with a lovely outlook over the surrounding farmland, large front aspect windows overlooking the gardens. Coated aluminium sliding patio doors through to the front patio.

MASTER SUITE

20'9 x 17'0 maximum including en-suite (6.32m x 5.18m maximum including en-suite)

Large bedroom area with underfloor heating, rear aspect window with an outlook over fields and farmland, large cupboard housing the

underfloor heating and solar panel controls (for this wing of the property) front aspect window.

En-suite large shower room (9'9 x 6'1) has a fitted double shower cubicle and tray, panelled surround, shower, recessed shelving alcoves, close coupled WC, wash hand basin, cupboards below, mirror faced medicine cabinet with lighting, front aspect frosted window.

BEDROOM 2

18'6 x 10'7 (5.64m x 3.23m)

Fitted wardrobe to include three double wardrobes with various hanging rails and shelving, underfloor heating, front and side aspect windows with the side aspect having a lovely outlook onto open fields.

BEDROOM 3

14'0 x 12'10 (4.27m x 3.91m)

Underfloor heating, two front aspect windows overlooking the garden.

BATHROOM

9'7 x 5'11 (2.92m x 1.80m)

White suite comprising of a modern panelled bath with shower attachment over, panelled surround, vanity wash hand basin, cupboards below, mirror faced medicine cabinet over, close coupled WC, various storage cupboards, extractor fan, heated towel rail, side aspect frosted window.

OUTSIDE

From the lane, a private shared gravelled driveway leads through to the property where there is a gravelled parking area suitable for the parking of at least four vehicles. To the front of the property, there is a pathway to the front door, patio area, lawned area, outside lighting, outside tap, outside electrics, fencing surround. The front measures approximately 100' x 30'. A pathway to the side leads through to the rear where there is a pathway running along the length of the property, where the air source heat pump will be found. From here, a lovely outlook onto surrounding fields and farmland can be enjoyed.

SERVICES

Mains water, electric and drainage. Air source heat pump.

Fibre broadband is available at the property via BT.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E

Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

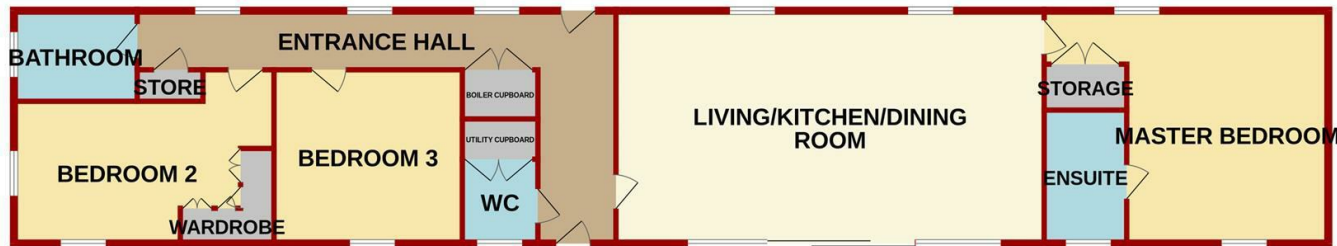
From Tewkesbury, proceed along the Mythe Road (A38) and turn right into Twynning. Proceed into the centre of the village until you see a road on your left called Hill End Road. Turn left here and proceed along and through to the outskirts of the village and you will see a small turning left onto Dingle Lane. Turn left here and immediately right onto the driveway that leads through to Eric's View.

PROPERTY SURVEYS

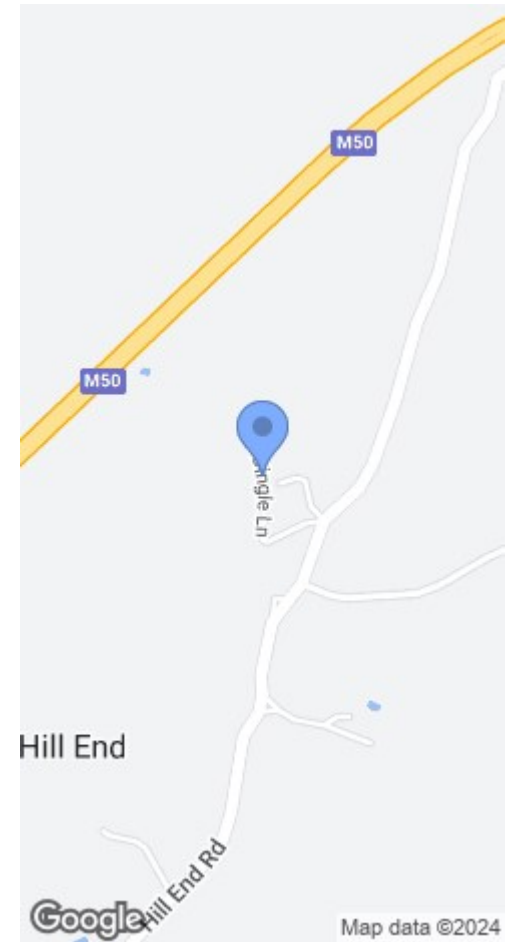
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		87	89	England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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