



7 Chestnut Grove  
Walton Cardiff, Tewkesbury GL20 7TX



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 7 Chestnut Grove

£550,000

## Walton Cardiff, Tewkesbury GL20 7TX

**AN EXCEPTIONALLY WELL PRESENTED FIVE DOUBLE BEDROOM THREE STOREY FAMILY HOME FINISHED TO A VERY HIGH STANDARD, STUNNING TOP FLOOR MASTER SUITE with SITTING ROOM and BATHROOM, CONVERTED DOUBLE GARAGE and AMPLE PARKING, situated in an EDGE OF CUL-DE-SAC LOCATION offering ELEVATED VIEWS, CLOSE ACCESS TO LOCAL AMENITIES and MOTORWAY LINKS.**

The market town of Tewkesbury offers amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, etc.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.

For the commuter access can be gained to the M5 motorway (junction 9) approximately 2-3 miles away from Tewkesbury for connection with the M50 motorway, linking up the Midlands, and the North, Wales, London and the South.





Enter the property via front door into:

### **ENTRANCE HALL**

**23'8 x 6'5 (7.21m x 1.96m)**

Polished tiled flooring, stairs leading off, thermostat control, consumer unit, single radiator, under stairs storage cupboard, coved ceiling.

### **CLOAKROOM**

**6'3 x 2'6 (1.91m x 0.76m)**

WC, wash hand basin, single radiator, tiled flooring, extractor fan, side aspect frosted window.

### **LOUNGE**

**17'6 x 12'6 (5.33m x 3.81m)**

Ornate electric fireplace, solid wooden flooring, double radiator, single radiator, TV point, coved ceiling, front aspect window, rear aspect French doors to patio and gardens.

### **STUDY / GYM**

**11'0 x 7'6 (3.35m x 2.29m)**

Exposed wooden floorboards, double radiator, coved ceiling, front aspect window.

### **DINING ROOM**

**11'0 x 9'9 (3.35m x 2.97m)**

Tiled flooring, single radiator, coved ceiling, side aspect window.

### **KITCHEN / BREAKFAST ROOM**

**13'3 x 10'9 (4.04m x 3.28m)**

Central island, granite worktop, inset six ring gas-fired hob, breakfast bar area, one and a half bowl single drainer sink unit with mixer and detachable tap, integrated appliances to include dishwasher, fridge / freezer, double oven, inset spotlighting, tiled flooring, double radiator, side aspect window, rear aspect French doors to the garden. Door to:

### **UTILITY ROOM**

**6'8 x 6'5 (2.03m x 1.96m)**

Base and wall mounted units with laminated worktops and quartz worktops and splashbacks, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted Potterton boiler, single radiator, tiled floor, half glazed door to the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.







## LANDING

Single radiator, stairs leading off, door to airing cupboard with hot water tank and slatted shelving and storage space.

## BEDROOM 2

17'6 x 10'2 (5.33m x 3.10m)

Built-in triple mirrored wardrobes, two radiators, coved ceiling, front and rear aspect windows.

## BEDROOM 3

12'8 x 10'2 (3.86m x 3.10m)

Built-in triple mirrored wardrobes, single radiator, coved ceiling, side and rear aspect windows.

## BEDROOM 4

10'4 x 9'8 (3.15m x 2.95m)

Single radiator, coved ceiling, front aspect window.

## BEDROOM 5

10'9 x 7'7 (3.28m x 2.31m)

Single radiator, coved ceiling, side aspect window.

## BATHROOM

9'2 x 7'2 (2.79m x 2.18m)

WC, wash hand basin with mixer tap, bath, single shower cubicle accessed via concertina glazed screen, inset shower system, single radiator, extractor fan, rear aspect frosted window.

## SHOWER ROOM

6'6 x 5'7 (1.98m x 1.70m)

WC, wash hand basin with mixer tap, double shower cubicle accessed via sliding glazed screen with inset shower system, single radiator, front aspect frosted window.

FROM THE FIRST FLOOR LANDING, A TURNING STAIRCASE LEADS TO THE SECOND FLOOR / MASTER SUITE.

## MASTER SUITE

### DRESSING AREA / SITTING ROOM

11'3 x 11'3 (3.43m x 3.43m)

Double radiator, rear aspect Velux roof light, front aspect windows offering stunning elevated views.





## MASTER BEDROOM

19'0 x 17'4 max (5.79m x 5.28m max)

Built-in triple wardrobes, exposed wooden floorboards, double radiator, TV point, front aspect window and Velux roof light offering beautiful elevated views. Door to:

## EN-SUITE BATHROOM

10'6 x 7'8 (3.20m x 2.34m)

Modern oval shaped bath tub, contemporary double shower cubicle with rounded screen and inset overhead and detachable shower system, modern stainless steel radiator, 'his' and 'hers' wash basins with mixer taps, polished tiled flooring, inset spotlighting, extractor fan, side aspect frosted window.

## OUTSIDE

The property is approached via a block paved driveway with pillared gated access to driveway and turning area suitable for parking four to six vehicles which leads to a pillared canopy entrance area. The gardens are laid to woodchip, planted with hedging topiary. The side garden is laid to lawn with gated access into the rear gardens. The driveway continues to:

## CONVERTED DETACHED GARAGE

17'5 x 16'2 (5.31m x 4.93m)

Accessed via two sets of UPVC double glazed sliding doors, wood laminate flooring, plasterboarded, spotlighting throughout, currently installed with surround sound system and projector screen.

A second gated access leads into the gardens which comprise of a patio seating area, woodchip play area, lawned area, raised decked barbecue area, wooden shed. The gardens offer complete privacy and are enclosed by wood panel fencing and brick walling, outside water tap and lighting.

## SERVICES

Mains water, electricity, drainage and gas.

## 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

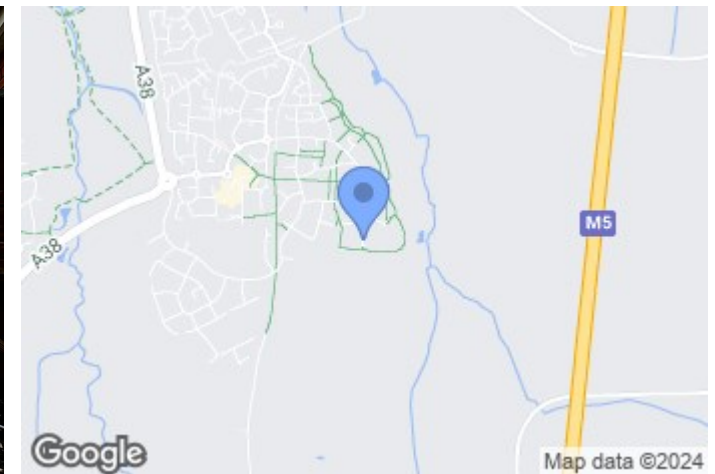
With Tewkesbury Abbey on your left hand side, proceed out of town on the Gloucester Road until you come to a roundabout. Take the first exit onto the A38 and continue to the next roundabout. Take the third exit onto Bluebell Road, proceeding straight over into Starling Road. Follow the sharp bend round to the right into Hazel Avenue. Proceed along Hazel Avenue, taking the second right hand turning into Chestnut Grove. Proceed to the end of the cul-de-sac and turn right, where the property can be located at the end.

## PROPERTY SURVEYS

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

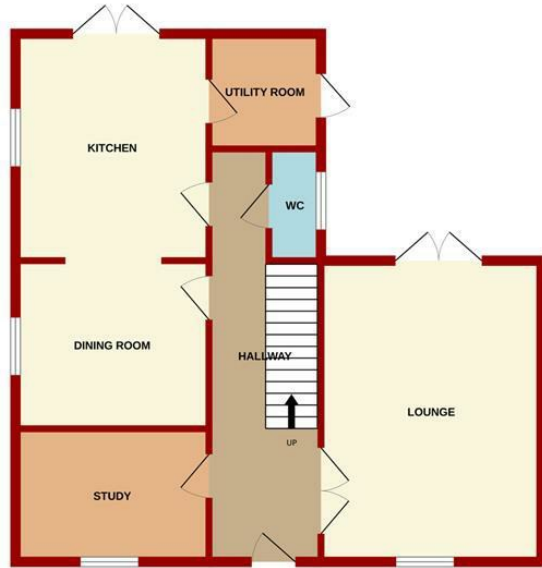
## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

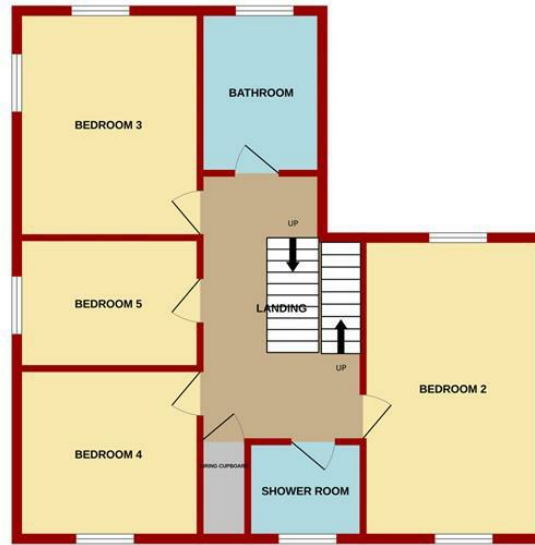




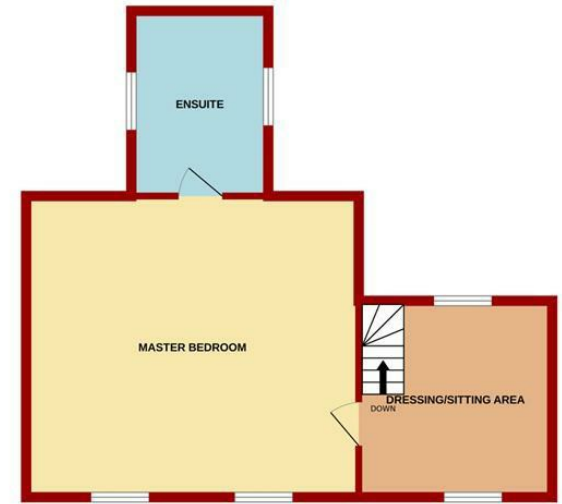
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>England &amp; Wales</b>
		<b>86</b>	EU Directive 2002/91/EC







4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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