



The Old Cottage High Street
Tewkesbury GL20 6DE

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Guide Price £450,000

A RARELY AVAILABLE THREE BEDROOM DETACHED BLACK AND WHITE GRADE II LISTED COTTAGE having LOTS OF CHARACTER, THREE RECEPTIONS, PRETTY COTTAGE GARDENS, set within the HEART OF THE VILLAGE, within WALKING DISTANCE TO THE SHOP, all being offered with NO ONWARD CHAIN.

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.





The property is accessed solid oak front door into:

PORCH

4'09 x 3'01 (1.45m x 0.94m)

Flagstone flooring, coat hanging rail, side aspect window. Door through to:

LIVING ROOM

15'0 x 12'6 (4.57m x 3.81m)

Original fireplace with solid wood beam over, inset gas log burner effect fire, exposed wall and ceiling timbers, two double radiators, front aspect secondary double glazed window. Opening through to:

SITTING ROOM

15'0 x 11'8 (4.57m x 3.56m)

Exposed wall and ceiling timbers, two double radiators, exposed brick walling, front and side aspect windows with outlook over the gardens. Door giving access to:

STUDY

11'6 x 6'10 (3.51m x 2.08m)

Exposed timbers, access to loft space, part glazed UPVC door through to the rear garden.

KITCHEN / BREAKFAST ROOM

15'1 narrowing to 11'9 x 11'11 (4.60m narrowing to 3.58m x 3.63m)

Single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, electric cooker, fridge, double radiator, exposed wall and ceiling timbers, front and side aspect windows with the front aspect being secondary double glazed. Stairs lead to the first floor. Thumb latch door through to:

UTILITY

7'0 x 5'7 (2.13m x 1.70m)

Oil-fired central heating and domestic hot water boiler, cupboard housing washing machine and tumble dryer, access to roof space, part glazed stable door through to the rear.

SHOWER ROOM

8'2 x 5'5 (2.49m x 1.65m)

Fitted double shower cubicle and tray, shower, tiled surround, large vanity wash hand basin with cupboards below, close coupled WC, double radiator, extractor fan, rear aspect frosted window.

FROM THE KITCHEN / BREAKFAST ROOM, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Various built-in solid wood storage cupboards, exposed timbers, side aspect window.

BEDROOM 1

15'8 x 12'1 (4.78m x 3.68m)

Fitted double wardrobe with hanging rail, cupboard with shelving to the side, double radiator, exposed wall and ceiling timbers, front and side aspect UPVC double glazed windows with outlook over the village.

BEDROOM 2

12'6 x 9'4 (l shaped) max (3.81m x 2.84m (l shaped) max)

Fitted double wardrobe, cupboard with shelving to the side, exposed wall and ceiling timbers, access to roof space, radiator, front aspect double glazed UPVC window overlooking the gardens.

BEDROOM 3

9'6 x 6'3 (2.90m x 1.91m)

Fitted storage cupboard, single radiator, exposed wall and ceiling timbers, front aspect UPVC double glazed window.

BATHROOM

9'6 x 5'4 (2.90m x 1.63m)

White suite comprising modern panelled bath with shower attachment over, separate large shower cubicle and tray, tiled surround, shower over, vanity wash hand basin with cupboards below, close coupled WC, heated towel rail, extractor fan, side aspect UPVC window.

OUTSIDE

To the rear of the property, a block paved driveway, suitable for the parking of one to two vehicles leads through to:

DETACHED TIMBER GARAGE

17'5 x 12'3 (5.31m x 3.73m)

Accessed via electric up and over door, power and lighting, personal door through to the gardens.

GARDENS

To the front of the property, a gravelled pathway leads to the front door. The front garden has lawned areas, paved patio, lovely mature shrubs, fruit trees, bushes and trees, outside tap. Side aspect to either side of the property, leads

through to a lovely mature rear garden with paved pathway / patio, outside tap, outside lighting, steps up to large lawned area interspersed with flower beds and borders with mature shrubs, bushes and trees to include eating apple trees, storage cupboard, open fronted covered seating area (14' x 10'), covered storage area (14'9 x 10'), small pond, fencing and hedging surround. The garden measures approximately 60' in length.

SERVICES

Mains water, electricity and drainage. LPG heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: F
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 and the property will be found on your left hand side, just after the monument as marked by our 'For Sale' board.

PROPERTY SURVEYS

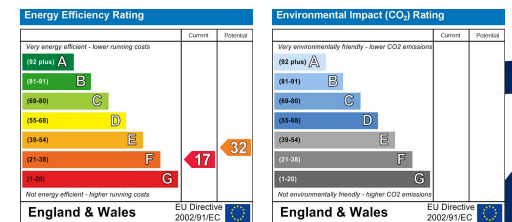
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





THE OLD COTTAGE, HIGH STREET

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.



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