



Green Trees Tewkesbury Road  
Twigworth, Gloucester GL2 9PQ

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

# Green Trees Tewkesbury Road

## Twigworth, Gloucester GL2 9PQ

£595,000

Lovingly enjoyed by the same family for over 52 years and thoughtfully enhanced over time, Green Trees is an EXCEPTIONAL and BEAUTIFULLY PRESENTED DETACHED COUNTRY COTTAGE believed to date back to the 1600s. Occupying a HIGHLY DESIRABLE VILLAGE SETTING the property offers ELEGANT and VERSATILE accommodation including THREE GENEROUS DOUBLE BEDROOMS, THREE WELL APPOINTED RECEPTION ROOMS and A LUXURIOUS EN-SUITE BATHROOM.

The property is further complemented by an expansive and private rear garden extending to in excess of 130 feet, providing a wonderful setting for both relaxation and entertaining.

The ground floor accommodation comprises a welcoming canopy entrance porch, utility room, impressive kitchen/dining/family room, formal lounge, and a snug or study.

Additional features include upvc double glazing throughout, gas fired central heating, an attractive open fireplace and a wealth of charming individual features one would expect from a home of this period. The property enjoys delightful open views across the surrounding countryside to the front, together with a gated and secure entrance and off road parking for approximately six vehicles.

The Village of Twigworth/Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team ( Cherry & Whites ) play down the road so any season ticket holder can walk to & from the game.



Composite door with a glazed insert leads into:

## UTILITY ROOM

A range of base, drawer and wall mounted units, solid wood worksurface, space and plumbing for automatic washing machine, stainless steel sink and drainer unit with a mixer tap, Baxi wall mounted boiler supplying domestic hot water and central heating, space for a larder style fridge/freezer, tiled floor, door into:



## SHOWER ROOM

Low level w.c., fully tiled shower cubicle, radiator, tiled flooring, upvc double glazed opaque window to front aspect.

## KITCHEN

A range of base, drawer and wall mounted units, wood effect worksurface, tiled splashback, space and plumbing for a dishwasher and a washing machine, gas and electric Range having two ovens, hotplate and toaster with an extractor fan over, moulded sink and drainer unit with a mixer tap, space for fridge, radiator, opening into:



## KITCHEN/DINING/FAMILY ROOM

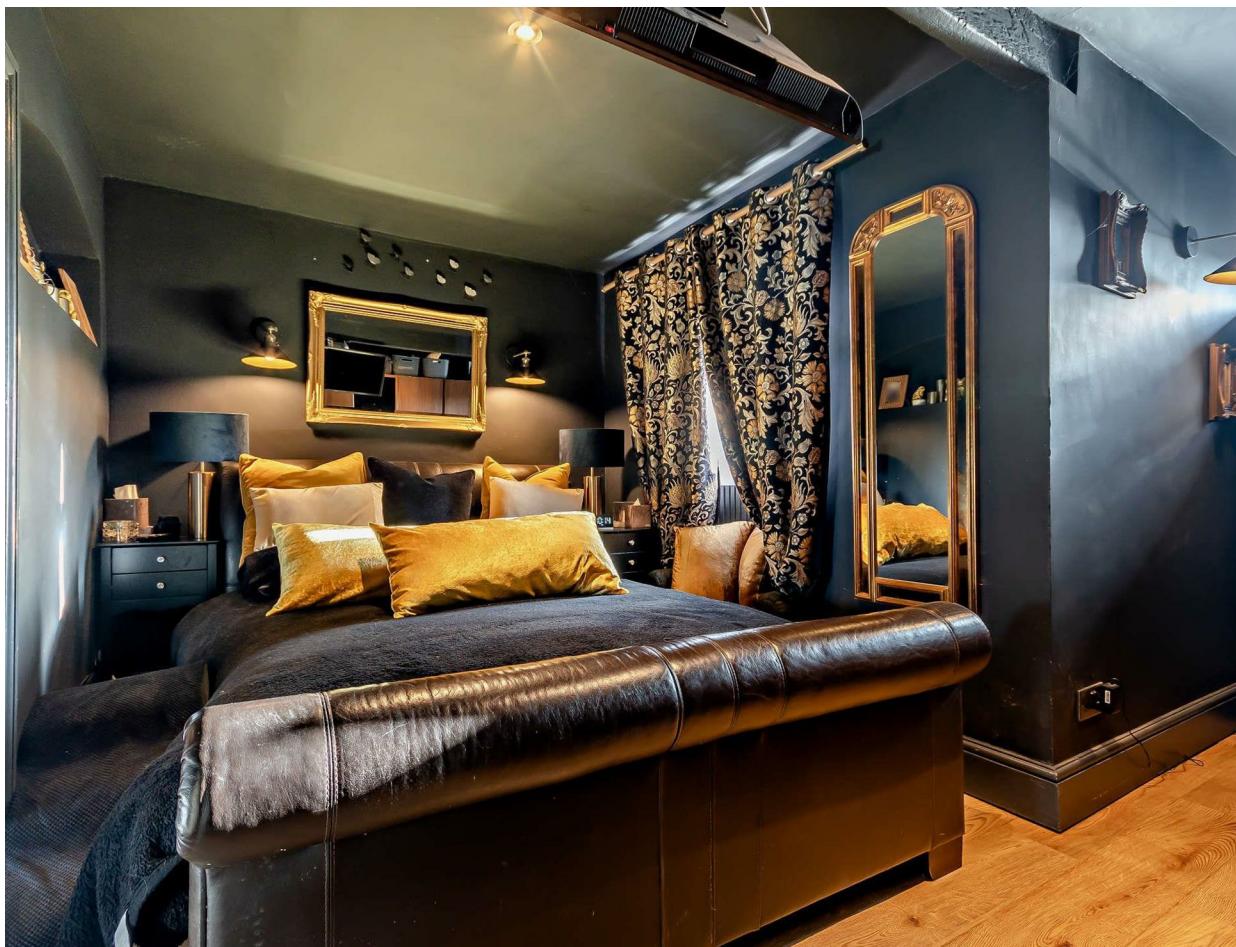
**29'0" x 16'0" (8.84m x 4.88m)**

Power points, modern wall mounted radiators, herringbone laminate wood flooring, upvc bifold doors overlooking the private rear gardens, upvc double glazed patio doors to the side garden and seating area.

## LOUNGE

**14'11" x 14'11" (4.57m x 4.57m)**

Power points, radiator, door into large storage cupboard, upvc double glazed French doors and matching side panels onto the side seating area, opening through to:



## SNUG/STUDY

**14'11" x 10'0" (4.57m x 3.05m)**

Feature open fireplace with a stone hearth, radiator, power points, stairs leading off, upvc double glazed window to front aspect, double glazed window to side aspect, upvc opaque glazed door to front aspect.

From the snug/study stairs lead to the first floor.

## LANDING

Various doors leading off, open shelving.

## MASTER BEDROOM

**14'11" x 14'0" (4.57m x 4.27m )**

Radiator, power points, dressing area, laminate wood flooring, two upvc double glazed windows overlooking the private rear gardens, through to:

## EN-SUITE BATHROOM

Modern white suite comprising a wall mounted wash hand basin with a vanity unit below, roll top bath with mixer taps, close coupled w.c., chrome heated towel rail, upvc double glazed opaque window to front aspect.

## BEDROOM 2

**14'11" x 10'0" (4.57m x 3.05m)**

A range of fitted bedroom furniture having shelving and hanging rails, stone fireplace, characterful recess with shelving, power points, radiator, two upvc double glazed windows overlooking the surrounding countryside.

## BEDROOM 3

**11'1" x 8'0" (3.4m x 2.44m)**

Power points, built in shelving and hanging rail, laminate flooring, two upvc double glazed windows overlooking the private rear garden.

## OUTSIDE

To the front there are secure gates leading to a large tarmacadam driveway providing off road parking for approximately six vehicles. A picket gates gives access to the front garden which is mainly laid to lawn and is enclosed by a combination of picket fencing and timber panelled fencing.

To the side and rear there is a paved patio area providing a delightful seating area and the entertaining space. The private garden is primarily laid to lawn with outside lighting, outside tap and cameras and is all enclosed by a combination of timber panel fencing and mature hedging. There is also a utility unit housing a fridge/freezer, tumble dryer and has rubber mat flooring.



## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## 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.

## LOCAL AUTHORITY

Council Tax Band: D  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

## TENURE

Freehold.





## VIEWING

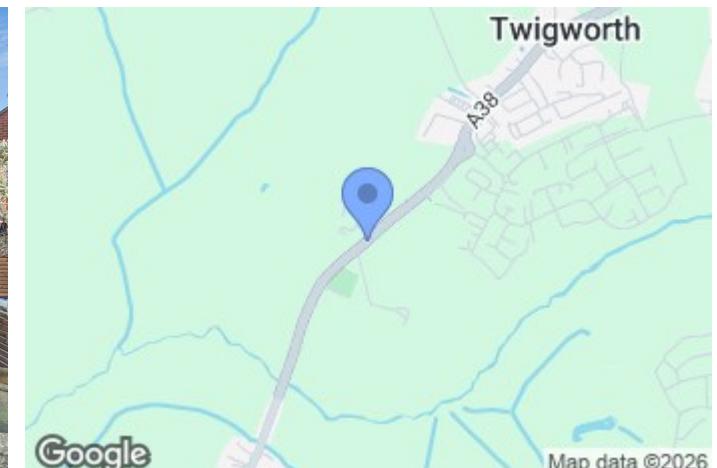
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

Leave the City Centre via Kingsholm Road and proceed over the Estcourt Road roundabout onto Tewkesbury Road. Continue along here for some distance until you reach Twigworth and the property can be found on the right hand side.

## PROPERTY SURVEYS

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements doors, windows, rooms and other features are approximate. 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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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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