



The Manor House, Tewkesbury Road, Twigworth, Gloucester, GL2 9PW

OIEO £650,000

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Farr & Farr Sales Lettings 

**The Manor House, Tewkesbury Road,
Twigworth, Gloucester, GL2 9PW**

OIEO £650,000

**A BEAUTIFUL GRADE 2 LISTED FARMHOUSE IN A
VERY CONVENIENT POSITION DATING BACK TO
THE 15TH CENTURY**

The Manor House is situated on the junction of the Tewkesbury Road and Sandhurst Lane in the village of Twigworth, approximately 4 miles to the north of Gloucester and 5 miles from Cheltenham. Both towns offer superb facilities, and access to the M5 motorway with its fast routes, both north and south is within an easy reach. The property has been sympathetically and continuously maintained and upgraded in the current ownership and now offers, surprisingly practical and good sized accommodation. Most of the original character with beams, flooring, latch doors, windows and fireplaces have been retained and combined with the modern facilities. To the exterior, the gardens extend to 1/3 of an acre and are beautifully maintained, surround the property and offer a great deal of privacy. Additionally, there is a useful area of drive with ample parking, a detached garage block, as well as other various outbuildings.

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ENTRANCE PORCH

Quarry tiled floor. Outside light. Oak door to:-

ENTRANCE HALL 12' 6" x 9' 2" (3.81m x 2.79m)

Tiled floor. Woodburning stove in stone fireplace. Deep store cupboard.

CLOAKROOM/SHOWER ROOM

Stone tiled shower cubicle with stainless steel controls. Vanity unit with wash hand, basin, marble top and cupboards below. Low level WC with concealed system.

DINING ROOM 17' 6" x 17' 2" (5.33m x 5.23m)

Woodblock floor. Fireplace, brick backed with oak beam and woodburning stove. Exposed beams. Wall light points. Victorian style radiator. Staircase to landing. Wall thermostat.

KITCHEN 15' 8" x 7' 8" (4.77m x 2.34m)

Inset double bowl sink unit with mixer taps and cupboards below. Wall and base units with worktop. Tiled floor. Built-in Bosch electric hob and double oven. Shelving. Ceiling beams. Spotlights. Plumbing for dishwasher. Space for fridge and freezer. Larder cupboard and oak door to:-

SITTING ROOM 16' 0" x 13' 4" (4.87m x 4.06m)

Tiled floor. Radiator. Built-in shelving. Double aspect exposed stone walling and fireplace. Cupboard housing ideal Mexico central heating boiler. Wall light points.

LIVING ROOM 18' 6" x 17' 2" (5.63m x 5.23m)

Walls fully panelled. Large stone inglenook fireplace with beam. Radiator. Wall light points. Walk in Butlers pantry.

FIRST FLOOR

SPLIT LEVEL LANDING

BEDROOM 1 17' 6" x 14' 6" (5.33m x 4.42m)

High and beamed ceilings. Beamed walls. Double radiator. Windows to the front and rear.

BEDROOM 2 17' 8" x 15' 0" (5.38m x 4.57m)

Radiator. Exposed beams. Fireplace. Wash hand basin. Deep store cupboard. Second cupboard with steep staircase Attics divided into two rooms with window and boarding.

INNER LANDING

BEDROOM 3 14' 8" x 10' 3" (4.47m x 3.12m)

Wall beams. Double radiator. Wash hand, basin. Wood stripped floor. Oak strip floor.

BEDROOM 4 11' 4" x 6' 9" (3.45m x 2.06m)

Wall beams. Double radiator. Wash hand basin. Wood stripped floor. Oak stripped floor.

BATHROOM

Panelled bath. Wash hand basin. Low level W. C. Part tiled walls. Radiator.

ANNEX (SELF CONTAINED)

SITTING ROOM/KITCHEN AREA 16' 0" x 11' 6" (4.87m x 3.50m)

Stone tiled floor. Door to front and rear. Windows to the side. Beams. Ceiling. Kitchen area with inset single drainer sink unit with cupboards below. Wall and base units. Built in oven and hob. Tiled walls. Spotlights.

FIRST FLOOR

BEDROOM 17' 6" x 12' 0" (5.33m x 3.65m)

Windows. Ceiling and wall beams.

ENSUITE

Shower with shower cubicle. Low-level W.C. Pedestal wash hand basin. Wall light point.

EXTERIOR

Approached from Sandhurst Lane via a five bar gate. Good area of gravel with parking. Stone raised surrounds and mature trees and bushes. Covered brick based carport and good sized timber shed.

Gardens to the front, side and rear of the property is landscaped with large areas of stone and paved terracing. Lawns with flower bed borders, mature trees and bushes. Second area of lawns, again, mature and landscaped. Silverbirch and flowerbed surround. Hedges, beech and conifer, giving privacy and secondary area of paved terrace with gate to main road. Third area of garden again laid lawns with productive vine and surrounded by high hedges, giving near complete privacy. Outside lighting and tap.

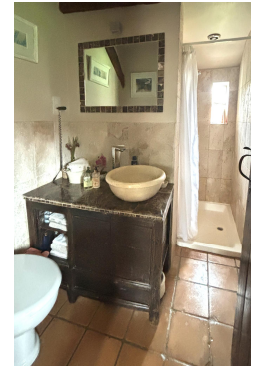
GARAGE/WORKSHOP 19' 2 x 19'

Electric roller door. Power. Light. Eaves storage. Workbench and windows to the side and rear.

AGENTS NOTE

COUNCIL TAX: E

EPC: TBC





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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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