



Hilltop  
Hillend Road | Twyning | Tewkesbury | Gloucestershire | GL20 6DW

FINE & COUNTRY

# HILLTOP

*Hilltop is a charming four bedroom extended red brick cottage situated in the sought-after Gloucestershire village of Twynning.*

*The majority of this home has been renovated by the current owners and is beautifully presented throughout, with breathtaking open views surrounding this idyllic country home.*

# KEY FEATURES

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- Charming extended red brick cottage
- Breathtaking views across to the Cotswolds and Malvern Hills
- Modern fitted kitchen
- Entrance hall/dining room
- Living room with feature fireplace and French doors to the terrace
- Study/family room
- Four double bedrooms, main with en-suite and dressing area
- Four piece family bathroom
- Double garage
- Garden surrounding the property and paved terrace at the rear



# STEP INSIDE

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Entering the ground floor there is a large entrance hall/dining room, study/family room, cloakroom, and utility room with side access. A generous kitchen, newly fitted by the current owners, benefits with views over the garden to the front and side. The living room, situated at the rear, has a beautiful stone fireplace with large windows and French doors flooding the room with natural light, offering access to a paved terrace and rear garden with stunning views towards the Malvern Hills.

Upstairs, all four double bedrooms are generously sized. The main and two guest bedrooms feature fitted wardrobes, with the main also offering an en-suite shower room and dressing area. All bedrooms enjoy stunning open views, with the front rooms overlooking the Cotswolds and the rear rooms gazing towards the Malvern Hills. The upstairs is completed by a good-sized four-piece family bathroom.































# STEP OUTSIDE

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Outside, the gardens surround the property on all sides, predominantly laid to lawns with mature, colourful flower beds. The side garden includes a small vegetable patch and greenhouse, while a paved terrace sits adjacent to the living room. Additionally, there is a detached fully insulated double garage with light and power, a driveway with parking for multiple vehicles, and newly fitted windows throughout the house.



# LOCATION

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Nestled in the village of Twyning, Hilltop provides easy access to the M5, M50, and A38. The village benefits from a number of amenities, including a primary school, village shop, post office, and two pubs; The Village Inn and The Fleet, the latter located on the picturesque banks of the River Avon. Twyning also has a vibrant community, with regular events hosted at the village hall and on the village green.





# KEY INFORMATION

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## Services, Utilities & Property Information

**Utilities** - Mains water, electricity and drainage. Oil fired central heating.

**Tenure** - Freehold

**Property Type** - Detached house

**Construction Type** - Standard - Red brick

**Council Tax** - Tewkesbury Borough Council

**Council Tax Band** - D

**Parking** - Garage parking for two cars. Off-road parking for two/three cars.

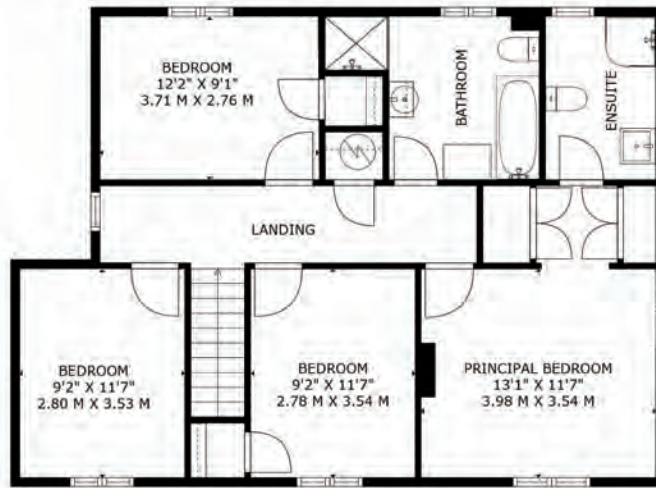
**Mobile phone coverage** - 4G and 5G mobile signal is available in the area - we advise you to check with your provider..

**Internet connection** - Superfast Fibre Broadband connection available- we advise you to check with your provider.

**Directions** - Postcode: GL20 6DW / what3words: ///promotion.onwards.passports

**Viewing Arrangements** - Strictly via the vendors sole agents Fine & Country Cheltenham, Gloucester & Tewkesbury on 01242 650974.

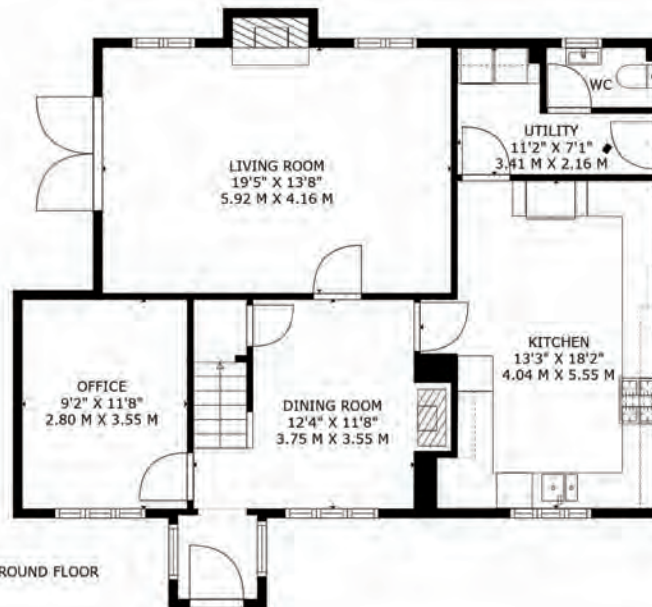
**Website** - For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>



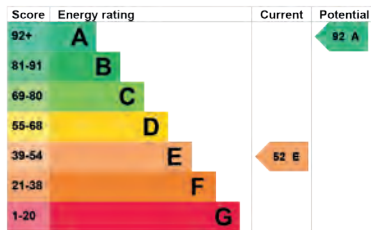
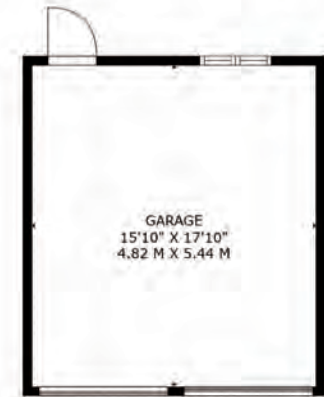
FIRST FLOOR

GROSS INTERNAL AREA: 1728 sq ft, 161 m<sup>2</sup>  
GARAGE: 283 sq ft, 26 m<sup>2</sup>

**OVERALL TOTALS: 2011 sq ft, 187 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



GROUND FLOOR



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings, and appliances referred to have not been tested, and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer. Printed 23.07.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## ABIGAIL SUTCLIFFE PARTNER AGENT

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I am a Partner Agent for Fine & Country covering the Cotswolds, Cheltenham and surrounding Gloucestershire areas. I have worked within the property industry since 2010, both in sales and lettings, which has given me a wide range of knowledge and experience. I have a hands-on approach with extensive expertise in the local area and have successfully navigated every stage of the selling and buying process to enable the best possible outcome for my clients.

Property is a real passion for me and in my home life my husband and I have successfully renovated four properties. My friends and family mean the world to me and when I'm not working I spend as much time with them as I can, exploring the local area.'

### Testimonials:

*'Abi was instrumental in the sale of my property in Cheltenham town centre. It had been on the market for some time with another agent with limited interest from their prospective buyers. I changed agents to go with Abi based on a recommendation and couldn't have been happier with the service. There were potential buyers lined up and all conversations had with the interested parties were incredibly well communicated. Even when there were some hiccups along the way with conveyancing and lease details, Abi helped make the process go smoothly with her handling of the sale. Many thanks!'*

*'Abigail, was very professional and informative, always keeping me in the loop of progress. They were very accommodating as I wanted to visit the property numerous times. A truly professional service. Fantastic. Well done all.'*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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