



1 Riverside Court
Red Lane | Tewkesbury | Gloucestershire | GL20 5BQ

FINE & COUNTRY

1 RIVERSIDE COURT

An exceptionally rare and unique riverside home, perfectly situated in the heart of Tewkesbury town centre. This stunning property features four generously sized double bedrooms and offers breathtaking views of the River Avon and the Malvern Hills, along with its own private mooring.



STEP INSIDE

As you enter through the entrance hall, you are led into a beautiful open-plan kitchen/dining/living area featuring electric underfloor heating. The kitchen is beautifully designed with shaker-style cabinets, curved quartz countertops, a Range cooker, integrated fridge freezer, dishwasher, and a charming Belfast sink. A central island with a breakfast bar provides a great spot for entertaining and is complemented by a cosy stone fireplace with an inset coal-effect electric fire. This space seamlessly flows into the dining area, where full-height windows and doors offer stunning views onto the patio and views to the river. The ground floor also includes a utility room, a store/workshop, and a convenient cloakroom.

The first floor features a spacious living room with a stone fireplace and an inset log-effect electric fire. The second bedroom comes with an en-suite shower room and a dressing area. Double doors from each room open onto a balcony, providing uninterrupted views of the river and countryside beyond.

On the second floor, there are three additional double bedrooms and a well-appointed family bathroom. The main bedroom benefits from a walk-in wardrobe and an en-suite bathroom, offering ample storage and space.



























STEP OUTSIDE

A lovely patio seating area provides an ideal spot to take in the stunning views. Steps lead down to your private mooring on the River Avon, perfect for boating and other water activities. The property also includes two parking spaces, Nest central heating controls, and a Ring doorbell system.



LOCATION

Located in the town centre, tucked away from the busy High Street, this home offers unmatched convenience. Tewkesbury is a historic market town known for its medieval streets, beautiful architecture, and vibrant community. Local amenities include boutique shops, cafes, restaurants, and cultural attractions. The town is also famous for its festivals and events, which contribute to its lively atmosphere.





KEY INFORMATION



Services, Utilities & Property Information

Utilities – Mains electricity, gas, water, and drainage.

Tenure - Freehold

Property Type – Semi-detached house

Construction Type – Standard – brick with tile roof

Council Tax – Tewkesbury Borough Council

Council Tax Band - D

Parking – Two off-road parking spaces

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.

Special Notes - Tewkesbury is a high flood risk area, however to our knowledge the property has never flooded. As an added precaution, the vendor has had flood defences installed by Lakeside Flood Solutions just in case.

There are rights of access over the property – please speak with the agent for more information.
The property is split over two titles.

The property is situated in a conservation area.

Directions - What3words: ///uttering.skirting.applies. Postcode: GL20 5BQ

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>



FLOOR 2



FLOOR 3



FLOOR 1



TOTAL: 2107 sq. ft
 FLOOR 1: 763 sq. ft, FLOOR 2: 672 sq. ft, FLOOR 3: 672 sq. ft
 EXCLUDED AREAS: BALCONY: 100 sq. ft



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 06.09.2024





FINE & COUNTRY

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

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