



WALLSWORTH LODGE

Tewkesbury Road | Twigworth | Gloucestershire | GL2 9PG

HUGHES **HS** SEALEY

# Welcome to... WALLSWORTH LODGE

Welcome to Wallsworth Lodge, a wonderful three-bedroom detached family home built in 1914 that sits at the entrance to "Nature in Art." Beautifully presented and ready to move into, the property further benefits from a two-bedroom detached holiday chalet, located at the head of the garden, enjoying waterside views, a private entrance and a garden, which is currently running at approx. 60% occupancy and which brings in a considerable yearly income.

Returning to the main home, Wallsworth Lodge enjoys a central entrance hall that gives access to the upper level and two of the ground-floor rooms,

the living room and the second reception room/bedroom three.

The living room is a wonderful size and features a log-burning stove inset to the chimney breast.

At the head of the room, a large picture window not only affords the room plenty of natural light, but it also allows one to enjoy the colours found within the rear garden. French doors off the living room give access to the conservatory, which in turn leads to the garden and the spacious kitchen/breakfast room.

The kitchen/breakfast room is a wonderful space offering a range of

modern units that sit alongside a host of integrated appliances, with the room completed by a tiled floor. Doors off the room lead to the rear garden, the ground-floor shower room, and finally the second reception room/bedroom three, which enjoys double-aspect windows and parquet flooring.

Upstairs, the property has two good-sized double rooms, with a dressing room located between the two bedrooms.

Completing the upstairs is a modern four-piece family bathroom comprising a double walk-in shower and a freestanding roll-top bath.













## Explore outside... WALLSWORTH LODGE

Externally, the property enjoys off-road parking to the front, while to the rear is a wonderfully mature and private rear garden, full of colour and vibrancy.

To the head of the garden is a gate, and beyond is "Waterside Cabin."

Waterside Cabin, as described by the vendors for the Airbnb listing, advises that the home is "wonderfully quirky, secluded, and packing some serious charm," and we wouldn't disagree. They continue by saying:

"Waterside cabins are rare finds. This beautiful, secluded wooded cabin is perfect for couples or friends alike looking for a central base in Gloucestershire. It sits on the cusp of the Cotswolds and the Royal Forest of Dean, just off Tewkesbury Road in Twigworth.

Cosy with touches of luxury throughout, it's a deceptively spacious lodge ideal for four. It boasts a bubbling hot tub on the spacious deck with a tranquil lake and ducks for company.

Waterside is a detached wooden lodge with oodles of rustic charm and all the modern luxuries you could want and need on a short or long jaunt to Gloucestershire. It boasts a double bedroom with direct access to the terrace. The second bedroom includes a set of full-size bunk beds, perfect for sharing with friends or children.

The open-plan sitting room and kitchen are the cosy hub of the lodge; although bijou in size, they are equipped with everything you need. Outside, a large terrace awaits, a tranquil and relaxing space to unwind and dine al fresco by firing up the BBQ, or take a dip in your very own hot tub before pre-dinner aperitifs on the terrace."

### LOCATION

The village of Twigworth is conveniently located just north of Gloucester and within easy commuting distance of Cheltenham, the M5 and A40. The village itself has a garden centre, bakery and mini-supermarket.

The nearby Cathedral city of Gloucester is renowned for its historic docks which is now a popular outlet shopping

village, whilst Cheltenham, also known as the heart of the Cotswolds, boasts world renowned schools, excellent recreational facilities, a wide array of shopping, cultural festivals and a variety of restaurants.

- Gloucester train station 3 miles • M5 junction 11 (N&S) 5 miles • Cheltenham 6 miles • Cirencester 22 miles
- Swindon 37 miles • Oxford 51 miles • Bristol 40 miles • London 86 miles (Distances approximate).

### KEY FEATURES

- A wonderful three-bedroom detached family home, built in 1914
- Beautifully presented and ready to move into and enjoy
- Entrance hall, living/dining room with log burning stove, conservatory
- Modern kitchen/breakfast room, shower room and reception room two/bedroom three
- On the upper level are two double bedrooms, dressing room to master bedroom
- Main home is completed by modern four-piece family bathroom
- Externally the property enjoys off road parking and a wonderfully mature garden
- In addition, the property benefits from a two bedroom detached holiday chalet
- Holiday chalet features living/kitchen shower room, two bedrooms and decked terrace with hot tub
- Holiday chalet currently at 60% yearly occupancy, bringing in a considerable yearly income

### DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL2 9PG. Upon arrival, the property can be identified by our For Sale sign.

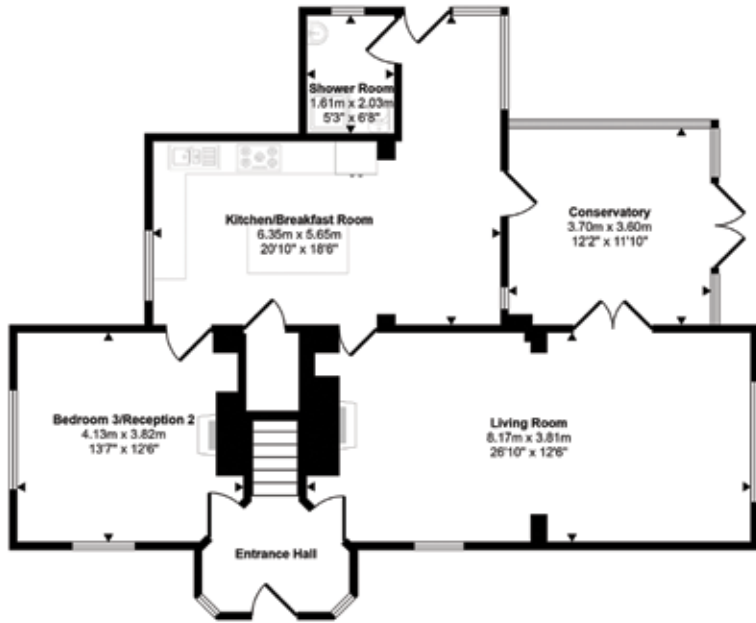








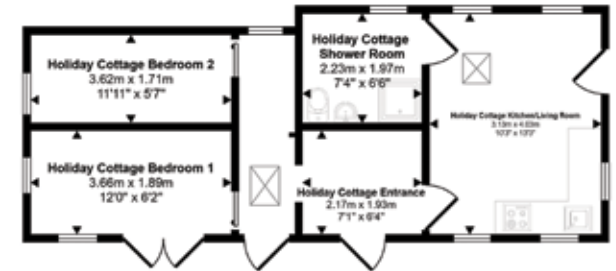
Approx Gross Internal Area  
183 sq m / 2000 sq ft



Ground Floor  
Approx 99 sq m / 1070 sq ft



First Floor  
Approx 53 sq m / 572 sq ft



Cottage  
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate 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 an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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