



PLOT 9, QUEENS HEAD CLOSE
Aston Cross | Tewkesbury | Gloucestershire | GL20 8FJ

HUGHES **HS** SEALEY

Welcome to... PLOT 9, QUEENS HEAD CLOSE

Welcome to Queens Head Close, located in the hamlet of Aston Cross. With the first phase of the development built in 2019, this second phase is due to be completed in the summer of 2025 and will see a further ten properties constructed, offering a mixture of two, three and four-bedroom homes, all completed to a super specification which will be offered for sale with a six year architects' certification.

Plot 9, is located to the head of the development and as such will enjoy a large, south facing rear garden and open views across neighbouring farmland. Enjoying accommodation over two floors, the property further benefits from driveway parking and an attached car port.

Internally the property enjoys a central entrance hall which provides access to all the ground floor rooms which

include a cloakroom/utility room, a separate study and a stunning open plan kitchen/dining/living room.

The kitchen enjoys a wealth of units and will sit alongside a host of integrated appliances to include fridge/freezer, induction hob, extractor fan and dishwasher. To the head of the room, French doors lead onto the rear terrace whilst there is a further glazed door to the side elevation, all of which ensures the room enjoys plenty of natural light.

Upstairs there are four bedrooms, all of which are a good size with the two larger rooms benefiting from en suite shower rooms and fitted wardrobes.

Completing the upstairs and the internal accommodation is the three-piece family bathroom.









Explore outside... PLOT 9, QUEENS HEAD CLOSE

Externally the property will benefit from driveway parking which in turn leads to an attached car port, which will benefit from light and power. To the rear, the garden will enjoy a paved terrace which in turn will open onto lawned gardens, all of which will be enclosed by panel fencing.

Further benefits to the property include heating by way of air source heat pump, 3.5 KWH solar panels, fitted into the roof structure, underfloor heating to the ground floor; high level thermal and sound insulation and EV charging point.

AGENTS NOTE:

1. The property will enter the Queens Head Close Management Company, meaning the home is liable to a yearly charge of £250.00 which covers the cost of external maintenance to the private road and cutting of communal grass and hedges.
2. Please note images used are library pictures, used purely for the marketing of the property.

LOCATION

This new development is located just outside of the Medieval town of Tewkesbury yet due to its position will allow the homeowner great access to the M5 (Junction 9), Cheltenham and Evesham. Just a mile away, is the new Cotswold Designer Shopping Village which neighbours a large garden centre whilst Tewkesbury itself enjoys a wealth of independent and national shops, banks, restaurants, supermarkets, coffee shops and public houses.



Within two miles of the development is Bredon, which benefits from two public houses, a village shop, post office, doctors surgery, church and riverside walks.

KEY FEATURES

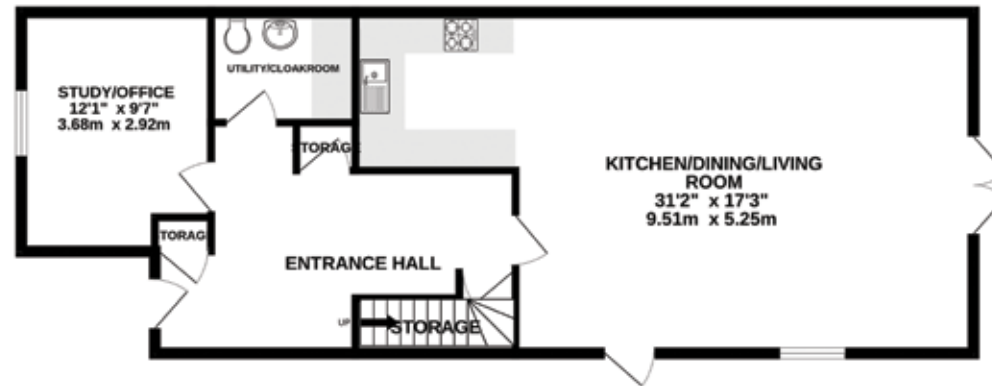
- A wonderful four-bedroom detached family home, ready to occupy in Summer 2025
- Built to a super specification the home will be sold with a 6 year architects' certificate
- Located in a small development of just 10 properties and enjoying open views to the rear elevation
- Externally the property will offer off road parking and attached car port
- To the rear, the home will enjoy a landscaped garden featuring a paved terrace and lawns
- Internally, enjoying an entrance hall, cloakroom/utility and separate study
- Ground floor completed by the impressive open plan kitchen/dining/family room
- Upstairs are four bedrooms with the two larger bedrooms enjoying en suite shower rooms
- Completing the property is the three-piece family bathroom
- Internal viewings recommended

DIRECTIONS

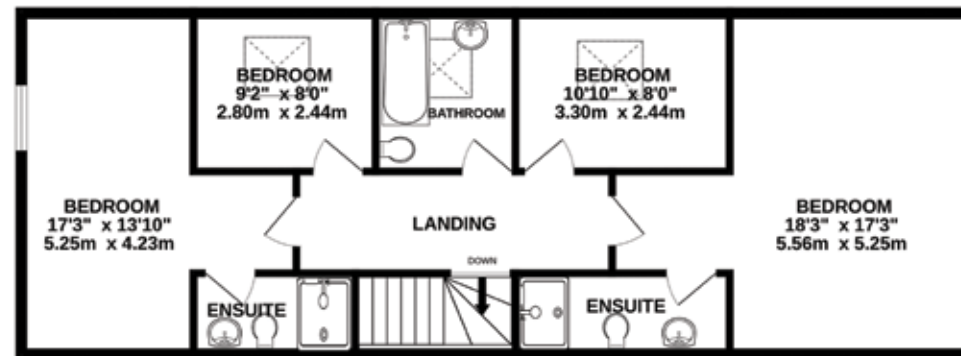
To locate the property, please enter the following postcode into your sat nav system: GL20 8FJ. Proceed into the development and at the end of the private road, access to the new development is found.



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA: 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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