



2 TROUGHTON PLACE
Tewkesbury | Gloucestershire | GL20 8EA

HUGHES **HS** SEALEY

Welcome to... 2 TROUGHTON PLACE

Welcome to Number 2, Troughton Place, a stunning four double bedroom detached family home, that is beautifully presented and which has been finished to a super specification. Located within the heart of this highly favourable development, the property enjoys a wealth of internal accommodation across the two floors which is equally matched externally as the home boasts plenty of driveway parking, a relatively private, wrap around garden and an external building which lends itself to a multitude of uses. Therefore, is because of the above, that this property comes with a high recommendation to view.

Internally the home enjoys a welcome entrance which provides access to a large walk-in coat cupboard. A glazed door leads through to the home

which is beautifully appointed and ready to move into and enjoy.

The ground floor enjoys three reception rooms, these being the living room, dining area and family room. The living room features a gas living flame fire which provides the room with a focal point, whilst French doors lead into the garden.

The dining area is a lovely space and is open to the family room. Both rooms feature a tiled floor whilst French doors from the family room lead onto the side garden.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances and which is completed by porcelain worktops. Furthermore, the room benefits from French doors leading through to

the garden, a tiled floor, which has underfloor heating and inset spotlights to the roof space.

Completing the ground floor is a separate utility room, two double bedrooms, with both rooms benefiting from fitted wardrobes and finally a three piece family shower room.

Upstairs, has been reconfigured and so now boasts two double bedrooms and a beautifully appointed four-piece family bathroom. The principal bedroom enjoys plenty of natural light from the double aspect windows, a dressing area which enjoys a wealth of fitted wardrobes and a three-piece, en suite shower room, whilst the guest bedroom also benefits from mirror fitted wardrobes.



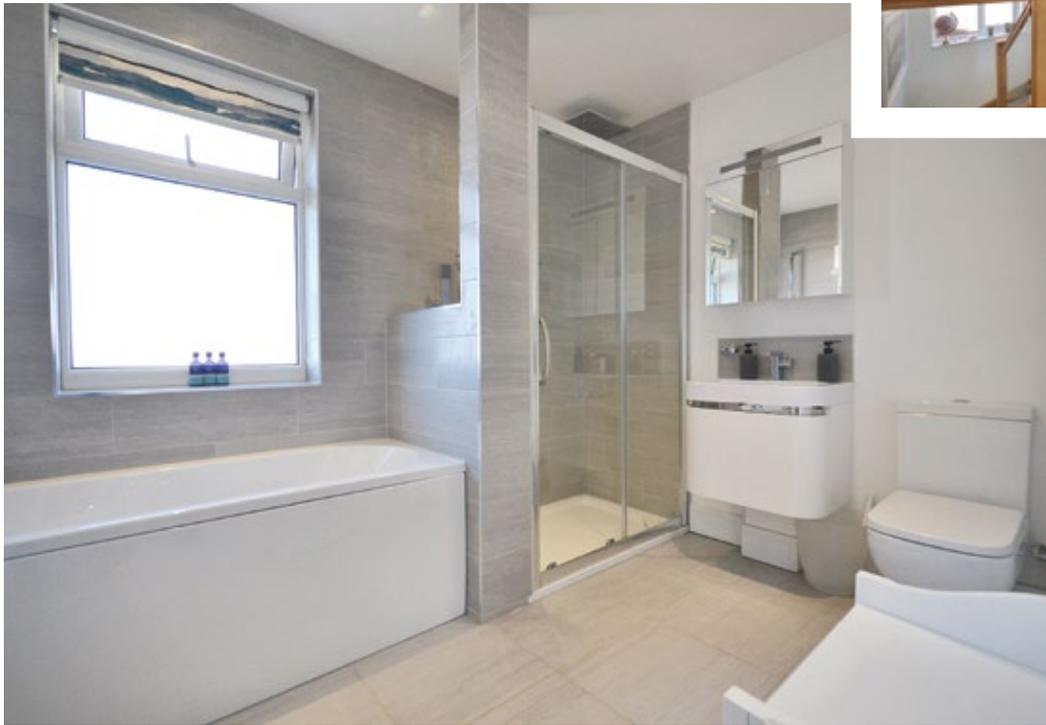
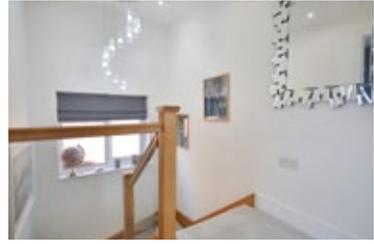
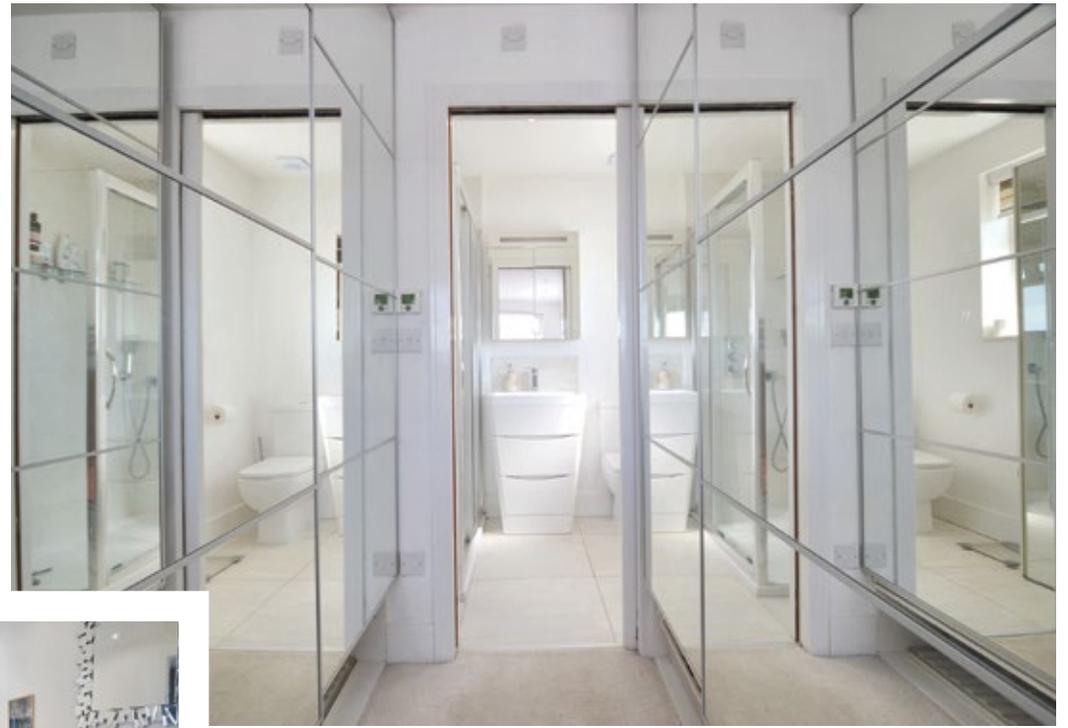












Explore outside... 2 TROUGHTON PLACE

Externally to the front of the home is a large driveway which allows parking for a multitude of cars, whilst to the side and rear of the property is a garden that enjoys a paved terrace, lawns, a pergola, water feature and finally an external building that offers a wealth of uses. Currently used as a gym, the room could either be a games room, home office or even a workshop. Benefitting from light and power, there are French doors to the side elevation and two further windows to the elevation facing the rear garden.

The rear and side garden both enjoy a high degree of privacy with the garden being enclosed by panel fencing.

KEY FEATURES

- A stunning four double bedroom detached family home, located on prominent development
- Beautifully appointed, this is a property that is ready to move into and enjoy
- Entrance lobby with coat cupboard, inner hall, separate utility room and ground floor shower room
- Three reception rooms being the living room, dining room and family room
- The high specification kitchen completes the ground floor accommodation
- Master bedroom with fitted mirrored wardrobes to the dressing area and three-piece en suite

- Bedrooms two, three and four also benefit from fitted wardrobes
- Driveway parking to the front, landscaped garden to the rear
- Garden features a paved terrace, lawns and a garden room, currently being used as a gym and bar area
- A property that comes with a high recommendation to view

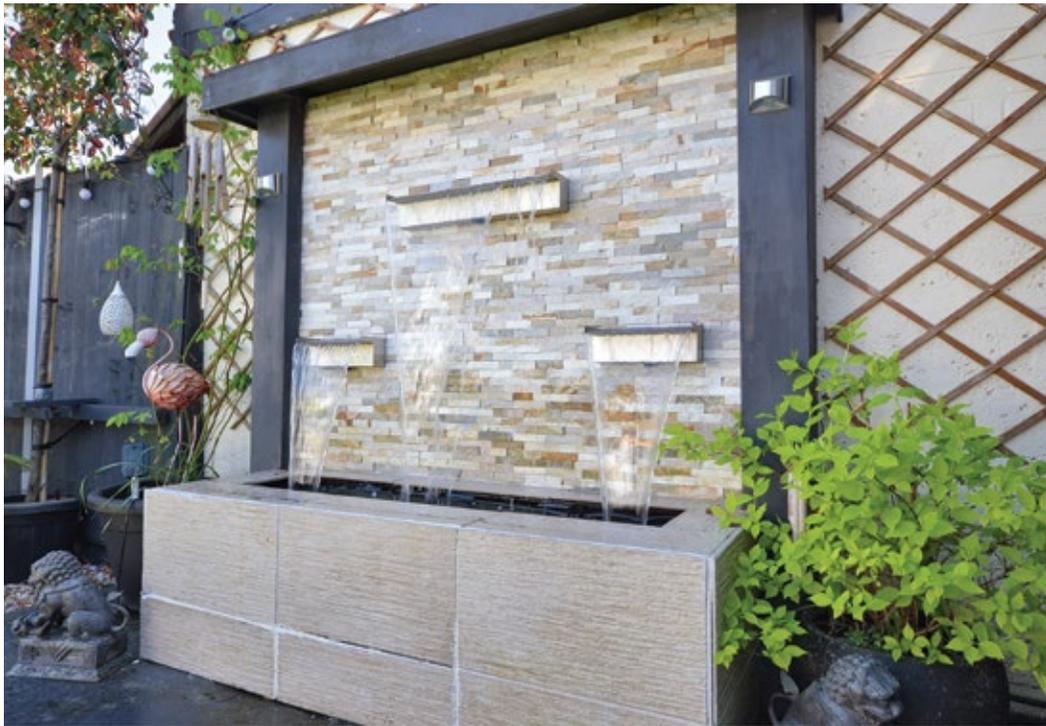
LOCATION

Newtown is a delightful area within Tewkesbury. This vibrant town offers a blend of historic charm and modern amenities, making it an appealing choice for families and professionals alike. The area enjoys easy access to local shops, schools and recreational facilities, along with a wealth of scenic walks along the River Avon and beautiful countryside.

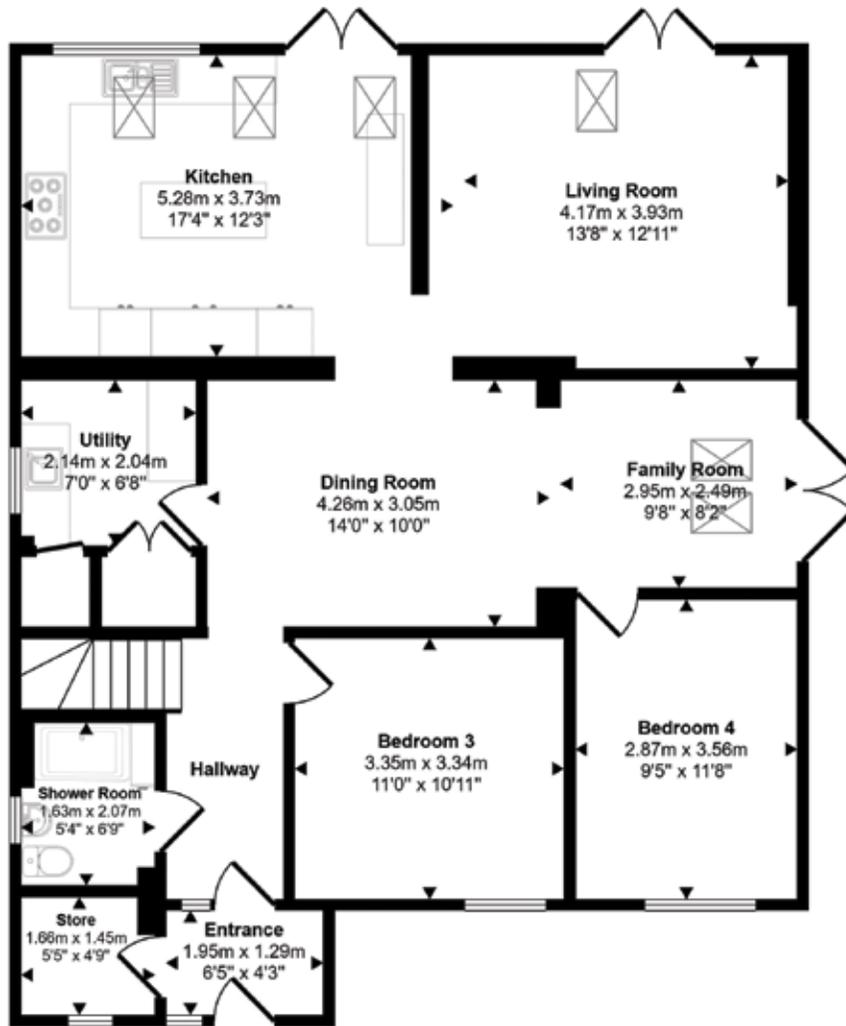
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 8EA. Upon arrival, the property can be identified by our For Sale sign.

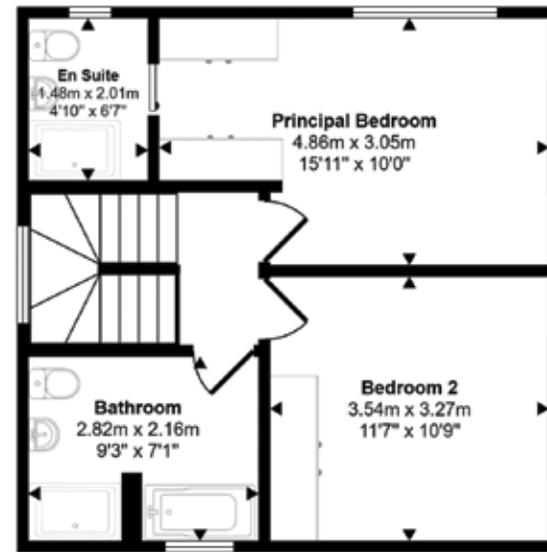




Approx Gross Internal Area
168 sq m / 1804 sq ft



Ground Floor
Approx 106 sq m / 1145 sq ft



First Floor
Approx 42 sq m / 449 sq ft



Gym/Home Office
Approx 20 sq m / 210 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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