



BULLRUSHES

Downfield Lane | Twyning | Tewkesbury | GL20 6FA

HUGHES **HS** SEALEY



# Welcome to... BULLRUSHES

Welcome to Bullrushes, a wonderful five-bedroom detached family home, built by Newland Homes and located in this highly sought after village that sits on the Gloucestershire/Worcestershire border. Finished to a super specification in 2017, eight years later the property is still of a "show home" standard and as such the home is ready to move into and enjoy.

Offering a wealth of accommodation across the two floors, the property further benefits from a mature and enclosed garden which is awash with colour, driveway parking for multiple vehicles as well as an attached double garage and it is because of the above, that this home comes with such a high recommendation to view.

Internally the home enjoys a central entrance porch which in turn leads through to the inner hallway and cloakroom. The property enjoys two reception rooms, the first being the living room which enjoys plenty of natural light from the large front window whilst to the head of the room, French doors lead through to the garden room.

The garden room is a lovely space, giving a wonderful overview of the property's garden with French doors leading onto the rear terrace whilst the room is open to the kitchen/breakfast room, so being a wonderful area

for entertaining.

The kitchen/breakfast room enjoys a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, the room enjoys a central island, views over the garden, block wood worksurfaces and spotlights to the ceiling.

Directly off the kitchen, is the separate utility room which has space and plumbing for the washing machine and tumble dryer. From the utility, access is gained to the attached double garage.

Upstairs are five fabulous bedrooms with the master bedroom being a real statement of a room. Located to the front of the property, the room offers a wealth of space and furthermore enjoys fitted wardrobes and a three-piece, en suite shower room.

The guest bedroom is located to the rear of the property and features a three-piece en suite shower room.

Of the remaining three bedrooms, two are double rooms with bedroom five being a large single room.

Completing the upstairs accommodation is a beautifully appointed, three-piece family bathroom.

















# Explore outside...

## BULLRUSHES

Externally, the property offers a wealth of private parking which in turn leads to the double garage. The garage benefits from light, power and electrically operated doors. The rear garden enjoys a paved terrace, lawns and well-stocked flower beds, all of which is enclosed by panel fencing.

Due to the location of the property within the village, the home benefits from easy access to the village green.

### LOCATION

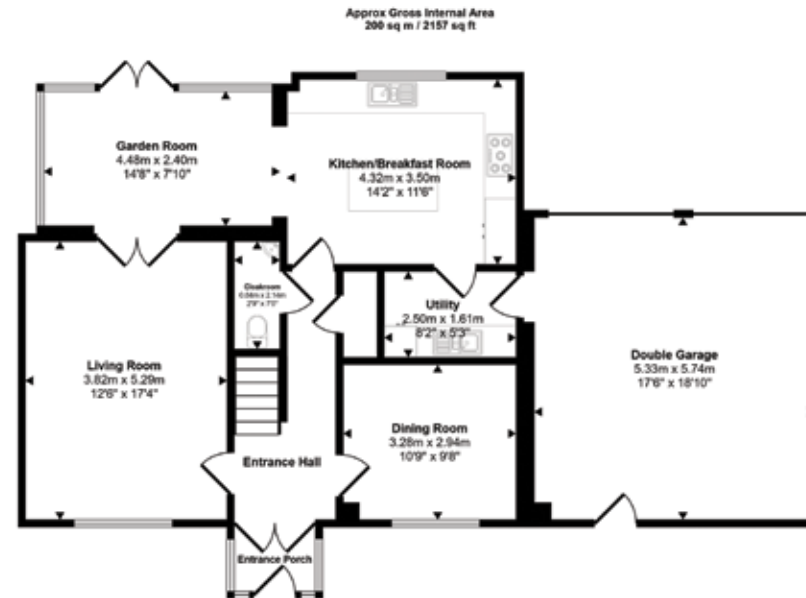
The village of Twynning is found three miles north of the Medieval town of Tewkesbury and offers a village shop and post office, a primary school and two public houses, The Village Inn and The Fleet Inn, with the latter sitting on the banks of the River Avon. For the commuter, the village is located within close proximity to the M50 and M5 motorway plus the A38 making Worcester, Cheltenham and South Wales easily accessible.

- A wonderful five-bedroom detached family home, located in this highly sought after village
- Built by Newland Homes in 2017, the property is beautifully presented and ready to move into
- Internally the property offers a wealth of accommodation across the two floors
- Driveway parking for multiple vehicles, leading to an attached double garage
- Mature garden offering paved terrace, lawns and well-stocked flower beds
- Ground floor enjoys entrance porch, entrance hall, cloakroom and two reception rooms
- Further rooms include kitchen/breakfast room, utility and garden room
- Master bedroom with en suite shower room. Guest bedroom, also with en suite
- Three further bedrooms and family bathroom complete the property
- Viewing is highly recommended

### DIRECTIONS

Please enter the following postcode into your sat nav system: GL20 6FA. Upon arrival, the property can be identified by our For Sale sign.





**Ground Floor**  
Approx 110 sq m / 1179 sq ft



**First Floor**  
Approx 91 sq m / 978 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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  
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