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estate agents



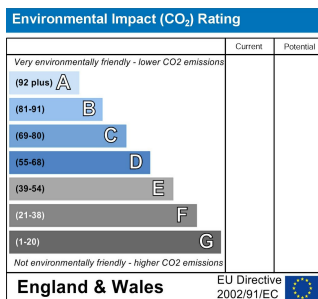
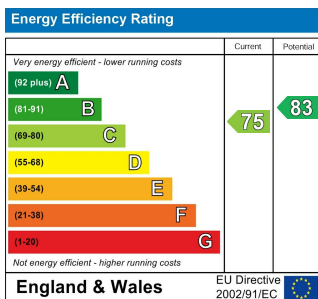
## 6 Tendergreen View, Tewkesbury, GL20 5FP Offers Over £450,000

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
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## Situation

The Rosefields, is a popular and much sought-after area to the north of Tewkesbury, conveniently located only a short walk from Tewkesbury's High Street, yet with the benefit of its own Primary School, as well as a newsagent, hairdressers, barbers and convenience store. There is also a garage with small supermarket. Tewkesbury itself is centrally located between Cheltenham, Evesham and Worcester close to the M5.

In addition to a wide variety of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

## PROPERTY SUMMARY

- Detached Five Bedroom House
- Versatile Accommodation Over Three Floors
- Fitted Kitchen/Dining Room
- Lounge With French Doors to the Rear Garden
- Separate Study
- Dressing Room To Bedroom One
- Two Ensuite Shower Rooms
- Gas Central Heating and Double Glazing
- Garage, Parking and Gardens
- Council Tax Band F



## Description

**FIVE BEDROOM DETACHED HOUSE** situated on edge of the The Rosefields development, with views over open fields. The location is close to local shops and within walking distance to Tewkesbury Town Centre. This property is ideal for a growing family with spacious, versatile accommodation across three floors.

On the ground floor there is a welcoming entrance hall with a the stairs rising to the first floor and downstairs cloakroom, to the front there is the study, the lounge has French doors to the rear garden and the front to back kitchen/dining room has a good range of storage cupboards, with an fitted double oven, integrated fridge and dishwasher. There is also a utility room with further storage cupboards, an integrated freezer and space and plumbing for a washing machine.

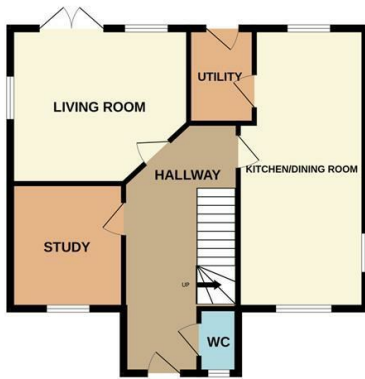
On the first floor the main bedroom has a dressing room and en suite shower room, the second bedroom also has an en suite shower room, bedroom three is also situated on this floor.

On the second floor the landing as a velux window enabling natural light with bedrooms four and five off which are both double rooms, bedroom four has fitted wardrobes to one wall, the family bathroom and airing cupboard are also on this floor

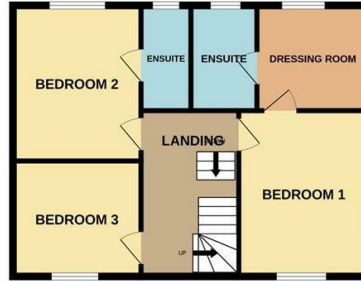
The property has upvc double glazing and gas central heating.

Outside there is an enclosed rear garden with gated access to the side of the property and a further gate to the driveway and GARAGE which also has a personal door from the rear garden and off road parking to the front and in front of the garage

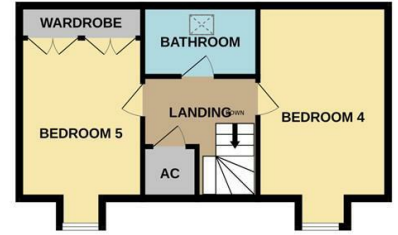
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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#### Living Room

13'10 (max) x 12'00 (max) (4.22m (max) x 3.66m (max))

#### Study

9'08 x 8'09 (2.95m x 2.67m)

#### Cloakroom

3 x 5'01 (0.91m x 1.55m)

#### Kitchen/Dining Room

10'00 (max) 8'07 (min) x 21'04 (3.05m (max) 2.62m (min) x 6.50m)

#### Utility

5'01 x 7'01 (1.55m x 2.16m)

#### Bedroom 1

10'01 x 12'10 (3.07m x 3.91m)

#### Dressing Room

8'08 x 8'02 (2.64m x 2.49m)

#### En Suite

5'11 x 7'08 (1.80m x 2.34m)

#### Bedroom 2

9'11 x 12'00 (3.02m x 3.66m)

#### En Suite

3'10 x 7'08 (1.17m x 2.34m)

#### Bedroom 3

9'08 x 8'09 (2.95m x 2.67m)

#### Bedroom 4

12'05 x 9'06 (3.78m x 2.90m)

#### Bedroom 5

10'01 x 14'11 (3.07m x 4.55m)

#### Bathroom

8'11 x 5'06 (2.72m x 1.68m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek

verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.