



35 Rectory Close
, Ashleworth, GL19 4JT
Guide price £675,000

5 3 2 C

Welcome to a spacious and stylish modern FIVE bedroom family home where you will be greeted by the spacious entrance hall. The airy layout seamlessly connects the living room, STUDY and KITCHEN/DINER. Benefits also include TWO ENSUITE bedrooms, built in wardrobes, DOUBLE GARAGE and home GYM/Studio. Making it perfect for both everyday living and for a growing family***CHAIN FREE***

Located in a family-friendly Village of Ashleworth known for its picturesque countryside and historic buildings. Ashleworth is a charming rural setting with access to school, local shop/post office and local cricket club.

Entrance Hall

Living Room
18'9 x 11'6 (5.72m x 3.51m)

WC

Study
12'9 x 10'9 (3.89m x 3.28m)

Snug
13'8 x 10'5 (4.17m x 3.18m)

Kitchen/Dining
18'0 x 15'4 (5.49m x 4.67m)

Utility Room

Bedroom 1
15'10 x 11'4 (4.83m x 3.45m)

Ensuite





Bedroom 2
12'5 x 11'3 (3.78m x 3.43m)

Ensuite

Bedroom 3
11'6 x 9'3 (3.51m x 2.82m)

Bedroom 4
11'3 x 10'7 (3.43m x 3.23m)

Bedroom 5
13'1 x 6'1 (3.99m x 1.85m)

Bathroom

OUTSIDE

The property is situated in a prime position of the private close, the driveway provides off road parking for three vehicles and in turn leads to the **DOUBLE GARAGE 20'5 x 19'7**.

The rear **SOUTH WEST** facing garden has been completely landscaped with a large sandstone patio. There is an outdoor cinema/firepit area, a large pergola with built in bar, BBQ area and sunken **HOT TUB**. In addition a large 21m2 insulated summerhouse, with electrics, currently used as a **GYM**. This garden is ideal for a growing family to enjoy!

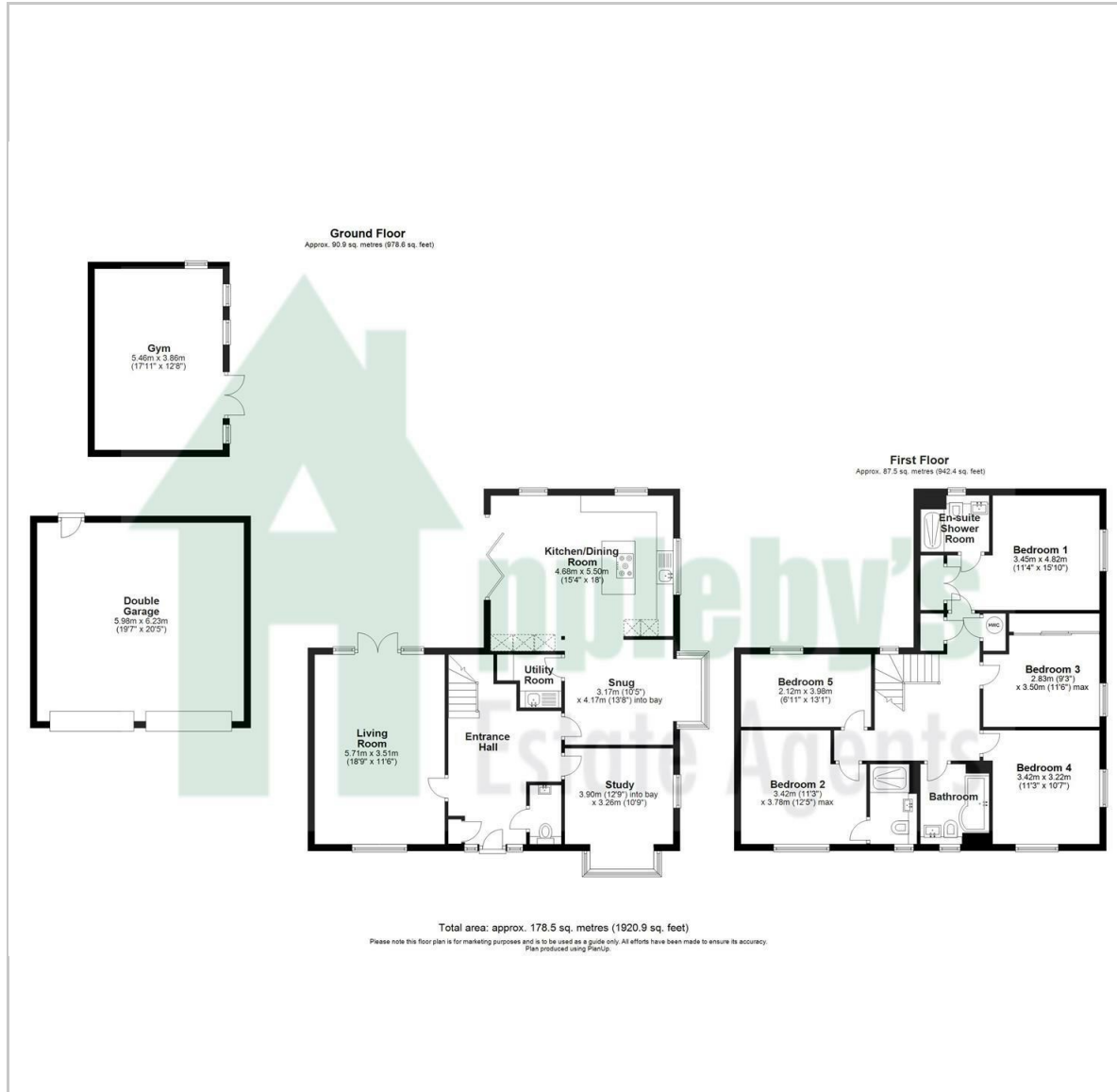
Services

Mains drainage , LPG gas
Tewkesbury Borough Council tax band G
Community charge is £340.00 PA approx

Tenure
Freehold



Floor Plan

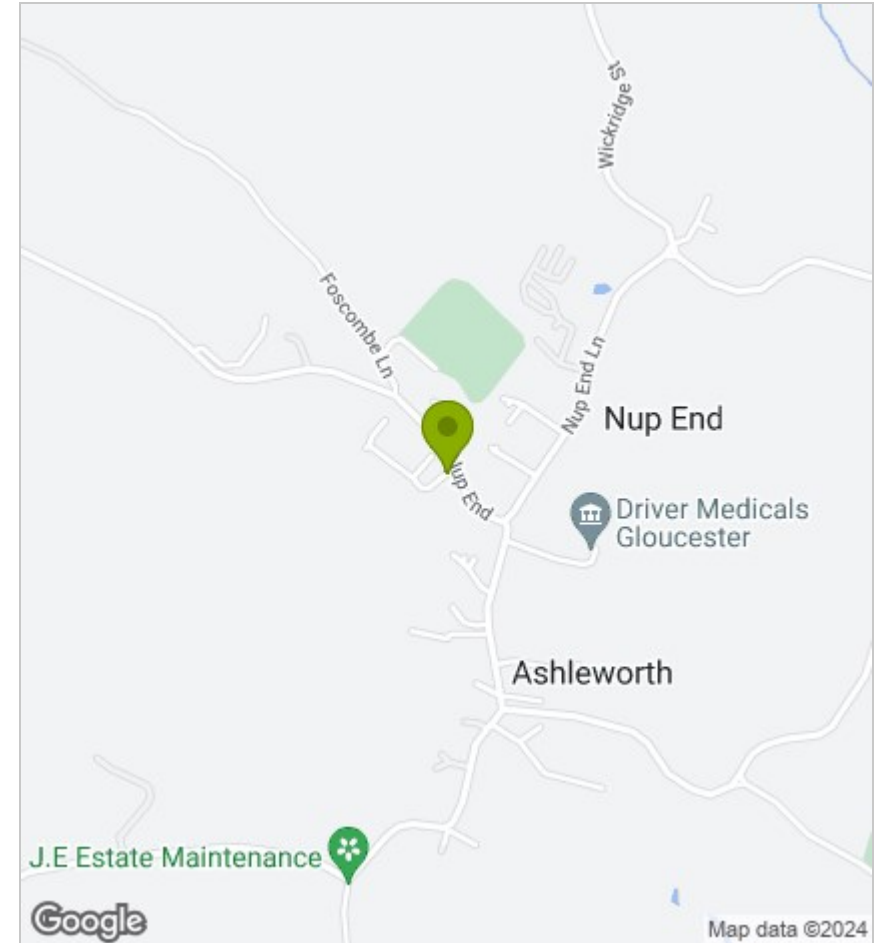


Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

