







35 Rectory Close  
, Ashleworth, GL19 4JT

**Guide price £675,000**

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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.

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!

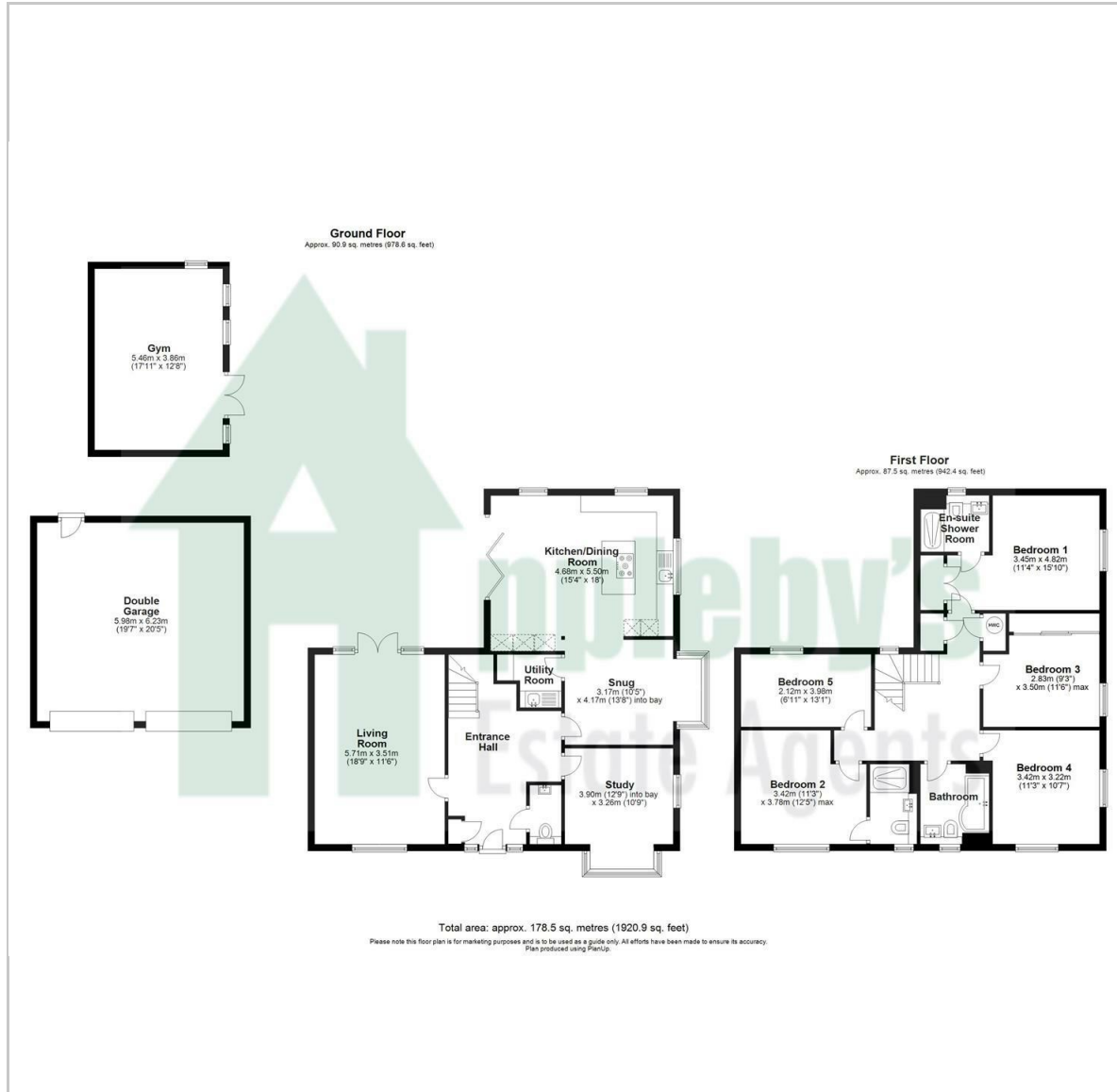
### Services

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

**Tenure**  
Freehold



## Floor Plan

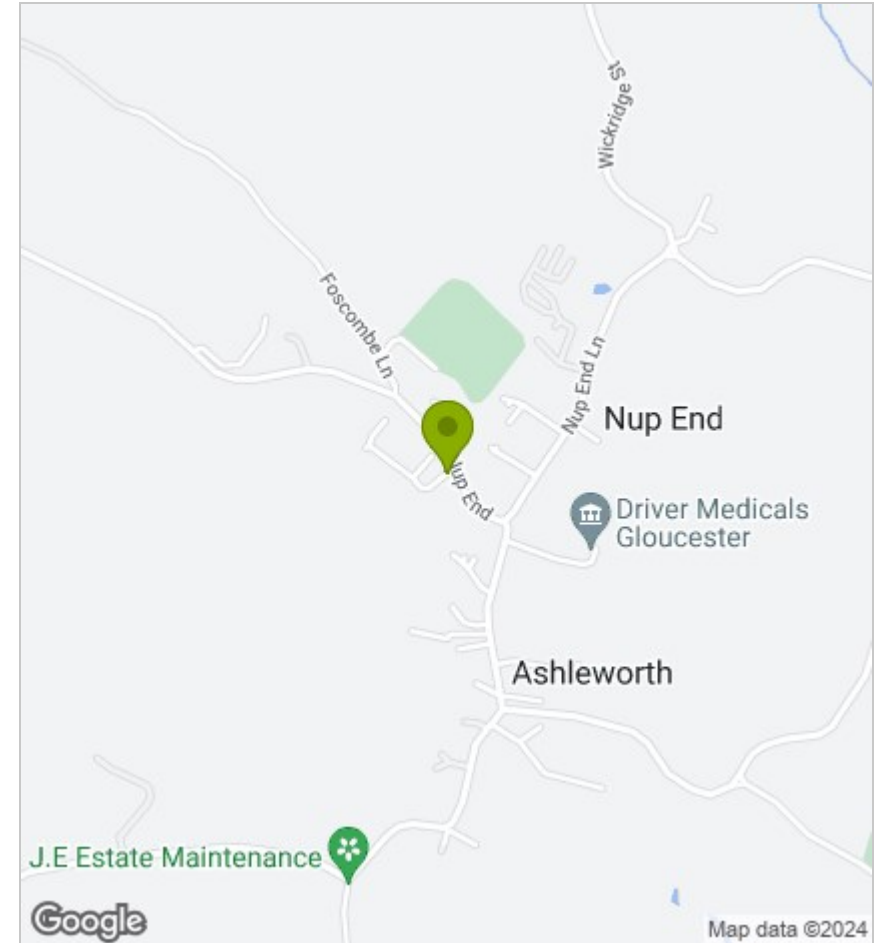


## Viewing

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

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## Area Map



## Energy Efficiency Graph

