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- GRADE II LISTED BARN CONVERSION
- WELL PRESENTED THROUGHOUT
- PRINCIPAL BEDROOM WITH DRESSING AREA AND ENSUITE
- THREE FURTHER BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS MATURE GARDEN

Guide Price £675,000

**Fiddington,  
Tewkesbury**

**GL20 7BJ**

# Fiddington, Tewkesbury, GL20 7BJ

This beautifully presented Grade II listed barn is set in a peaceful location at the end of a private driveway. The barn, dating back to the late 1800s and full of character, offers accommodation comprising four bedrooms, two reception rooms, a kitchen-breakfast room, a study, an ensuite, a family bathroom, a utility room, downstairs cloakroom, and a handy garden storeroom.

The inviting entrance hall offers flagstone flooring that flows into the sitting and dining rooms. There are stairs to the first floor with a cupboard below and doors leading to the reception rooms.

With dual aspects, the sitting room takes in the views of the gardens, and a patio door leads out to a patio area. A reclaimed brick inglenook fireplace with an inset log burner gives the room a lovely focal point, and there are exposed beams and bespoke built-in shelving and cupboards to one side of the chimney breast.

The dining room, accessed via the entrance hall or double doors leading from the sitting room, has views out to the garden through double French doors, and there is ample space for a large dining table and chairs.

The kitchen breakfast room has dual aspects to the front and rear. There is stone flooring and a range of fitted wall and base units with solid wooden worktops, tiled splashbacks and an inset Belfast sink with a mixer tap. Integrated appliances include a gas hob, extractor hood, double oven, and dishwasher.

Further doors lead out to the patio and into a utility room with a larder. There is a fitted worktop with an inset sink, space and plumbing below for a washing machine and tumble drier and additional space for a tall fridge freezer.

A cloakroom completes the downstairs accommodation and comprises a low-level WC and wash hand basin.

Upstairs, the landing leads to the four bedrooms, study, and family bathroom. Neutral carpeting flows into three bedrooms, an airing cupboard and a hatch leading to the loft space above.

The principal bedroom offers pretty views out to the rear garden. It benefits from a dressing area with built-in wardrobes and an ensuite comprising a double shower enclosure, a low-level WC, and a basin with mirrored cabinet above.



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Three further generous bedrooms offer ample space for bedroom furniture and storage, and bedroom three has built-in wardrobes.

A small study has a window to the landing, allowing natural light and making a perfect home office or craft room if required.

The family bathroom offers tiled flooring and part tiled walls with a white suite comprising a free-standing claw foot bath, low-level WC, and a basin with a mirrored cabinet above. N.B. Please note there is some restricted head height on the level.

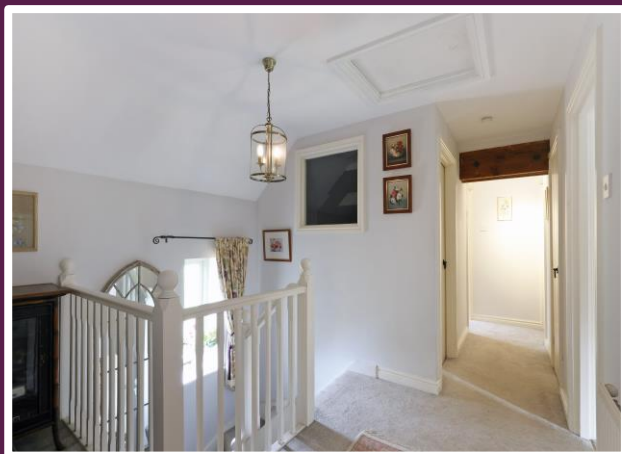
Outside, the attractive and mature garden has a private feel, with areas of lawn and mature shrubs and trees. A patio area perfect for alfresco dining. There is access to a useful garden store at the front of the house and a large driveway with parking for multiple vehicles.

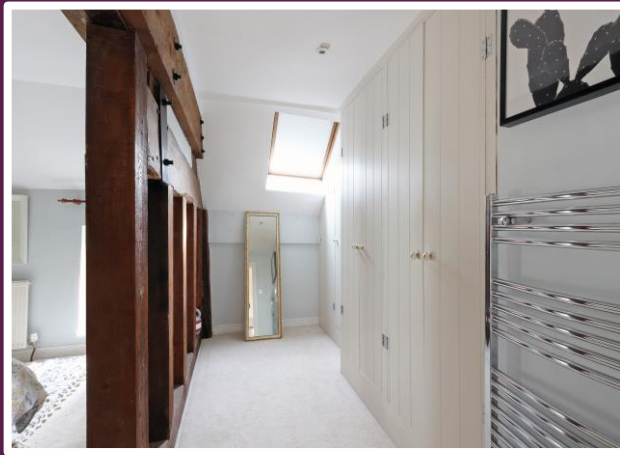
Tenure-Freehold  
Council Tax-F

Fiddington is a village within a short distance of Tewkesbury, rail links and significant routes north and south. Local amenities can be found at Ashchurch, and there is access to country walks and bridleways close by.

All information regarding the property details, including a position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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NO EPC REQUIRED  
(GRADE II LISTED PROPERTY)

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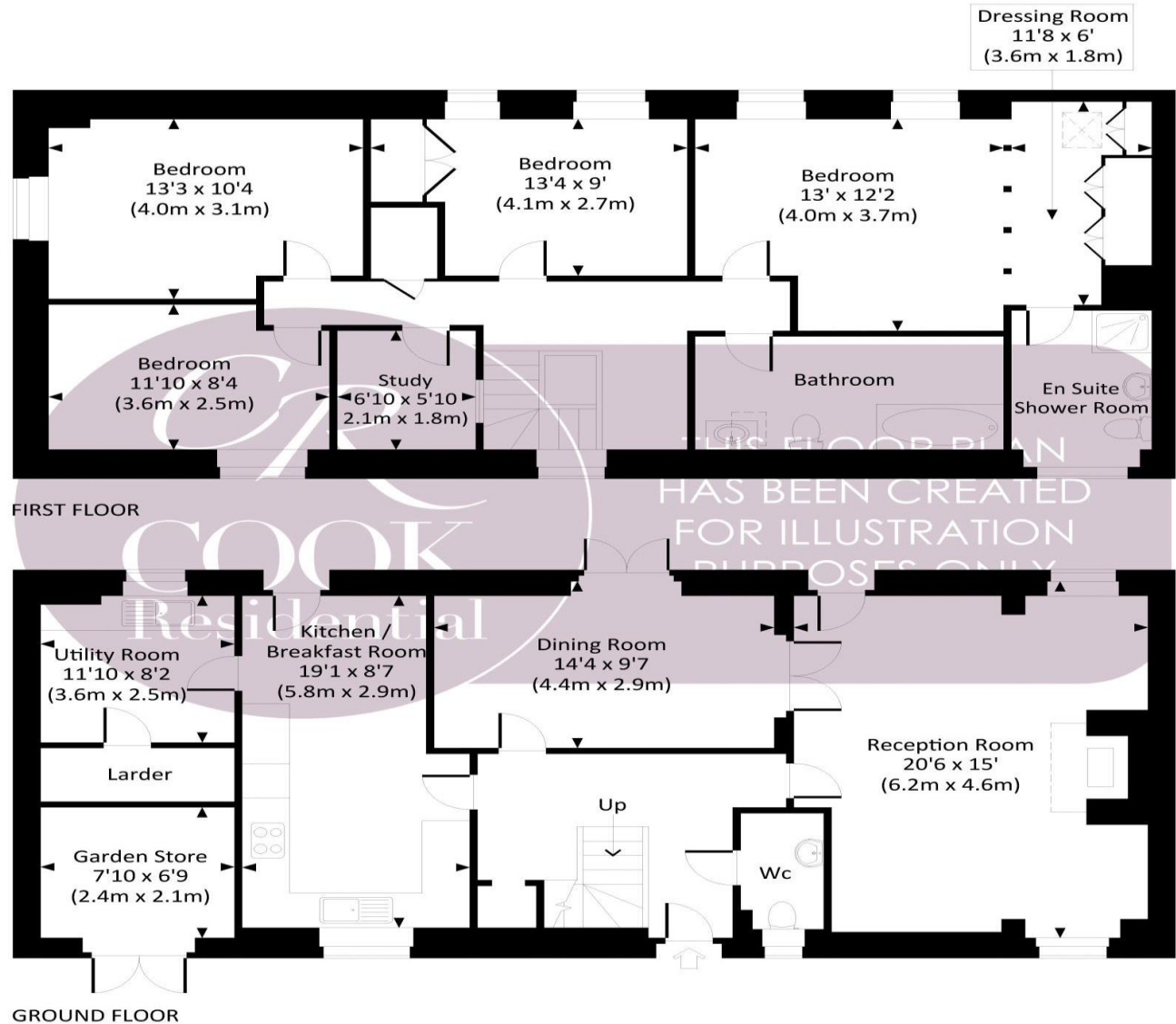
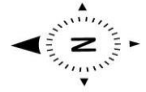
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 SOUTHERN  
 (BRISTOL, MILDENHAM, GLoucester, OXFORD)  
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**MANOR BARN, FIDDINGTON**

Approx. gross internal area  
 1802 Sq.Ft. / 167.5 Sq.M.



All measurements are approximate and for guidance and illustrative purposes only.  
 Floor Plan not to scale and completed by a RICS surveyor.