



WILLOW END, PAMINGTON

Tewkesbury, GL20 8LS



LIGHT & SPACIOUS - GREAT AMENITIES, WEST-FACING GARDEN

Set back behind a gravel carriage driveway, Willow End is a charming home with a studio annex, excellent garaging, a generous plot and an indoor pool.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

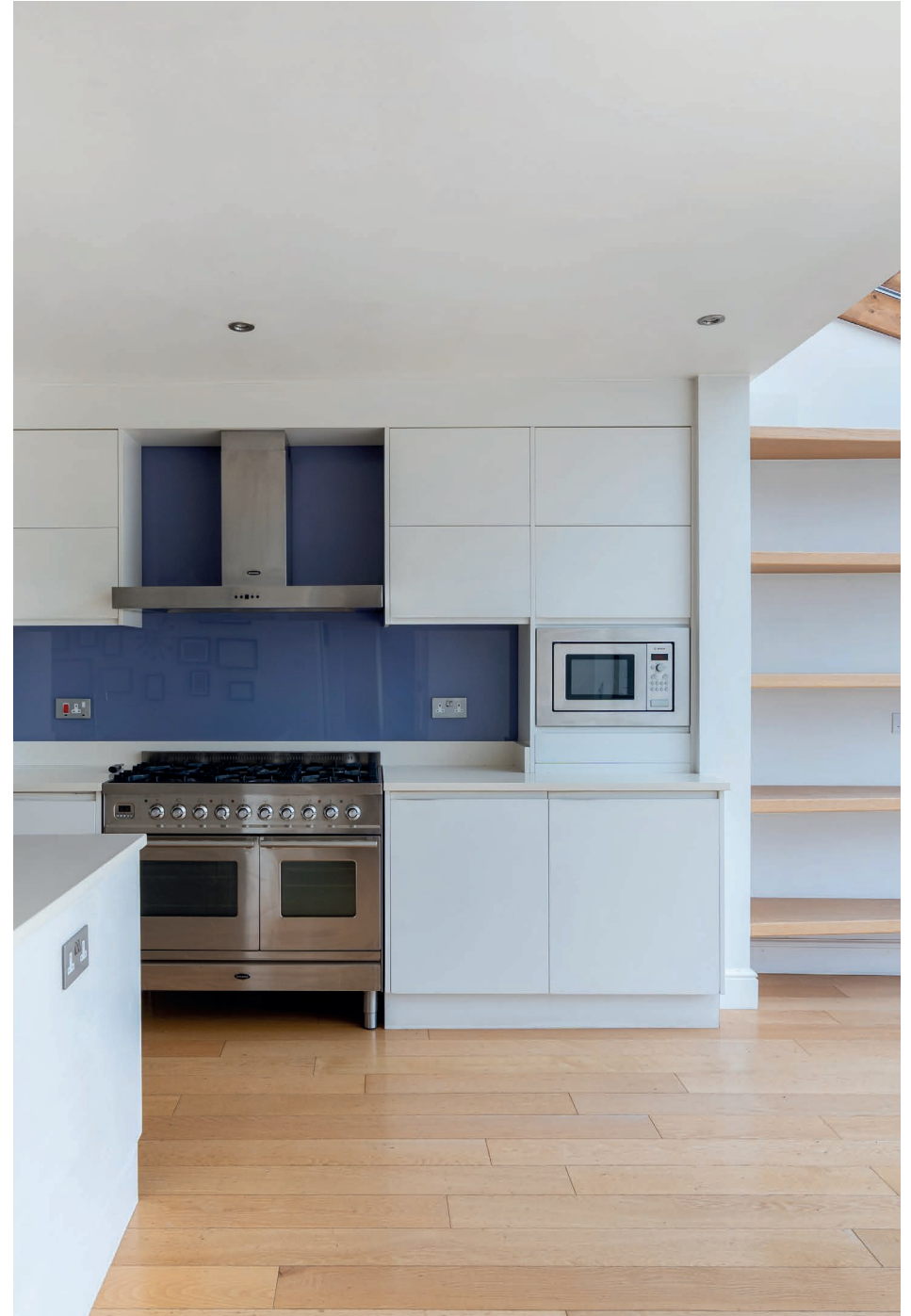
Guide price: £1,150,000



WILLOW END

The property has an east-west aspect and is naturally very light. The rear garden is west facing.

The house is arranged over two floors and briefly comprises 3 reception rooms, a large open plan kitchen/family room complete with centre island, study and utility. On the first floor, there are 4 double bedrooms that include a master suite with dressing room and shower room, a guest room with en suite, two more bedrooms and a family bathroom. Views to the front stretch out towards green fields and the rolling Cotswold hills.









The indoor pool is heated and mosaic tiled with a separate changing and shower room and a WC. The room is significantly larger than the pool itself which means it can be used for parties, as reception space or a gym.

The Studio is a self contained open plan annex that runs the length of the garage building and that gives views to the front over the lane to the rolling hills beyond. Currently let occasionally as an Air B&B, it could be used as a home office or simply as overflow to the house.







Looking out onto open countryside and with the Cotswolds clearly in view, the house stands prominently on its plot, the driveway providing ample parking.

To the rear, a garden terrace faces due west overlooking the garden which stretches back for some way. Being extremely private, it is predominantly lawned with mature borders, mature feature trees and various seating areas and sun traps. The plot extends to in all about 0.7 of an acre.





LOCATION

Located on the edge of the Cotswolds between the medieval market town of Tewkesbury and the Regency spa town of Cheltenham, the village of Pamington is a traditional working village that enjoys excellent access to the surrounding countryside as well as to the M5 giving connectivity north and south.

Ashchurch train station 1 mile, M5 junction 9 (N&S) 1½ miles; Tewkesbury 3 miles; Cheltenham 9 miles; Worcester 17 miles; Moreton-in-Marsh train station 21 miles (London Paddington 100mins.); Oxford 48 miles; Bristol 48 miles; London 104 miles (distances approximate).







Approximate Floor Area = 433.0 sq m / 4661 sq ft (Including Pool)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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