

# 1 RECTORY CLOSE, MAISEMORE

GLOUCESTER, GLOUCESTERSHIRE, GL2 8FL



Charles **Lear**







Constructed in 2018 by highly regarded Newland Homes, this exceptional detached property occupies a prime corner plot position within an exclusive development of individual and attractive modern homes within the peaceful countryside village of Maisemore.

Formerly the show home for the development, the property is beautifully presented throughout and showcases a high standard of finish, stylish décor and thoughtfully designed living accommodation, ideal for modern living.

Entering the property there is a welcoming reception hall with a cloakroom off, which leads to a superb 20ft open-plan kitchen/dining/sitting room featuring a central island with a breakfast bar, a selection of integrated NEFF appliances, an adjoining sunroom and a separate utility room adding further practicality to this beautiful home. Completing the ground floor is a separate sitting room with a wide bay window flooding the room with natural light.

On the first floor the property offers five bedrooms, four of which are good size doubles, two with built-in wardrobes, including the principal bedroom. The smaller of the bedrooms is presently utilised as a home office making it ideal for remote working. To serve the bedrooms there are three contemporary bath/shower rooms, two of which are en-suite, all offered in exceptional condition.

A particular feature of the property is the large, west facing rear garden which enjoys a high degree of privacy and is ideal for outdoor dining in the warmer months. The plot offers the potential to extend the property, subject to the necessary planning consents, making it an excellent long-term family home opportunity.

The property further benefits from off-road parking for up to three vehicles, a larger than average garage, which formerly served as the development office which offers further potential for conversion to create further ground floor accommodation if required.

Additional features include efficient air source heat pump with, double glazing throughout, EPC B rating and the remainder of the new homes warranty for added peace of mind.







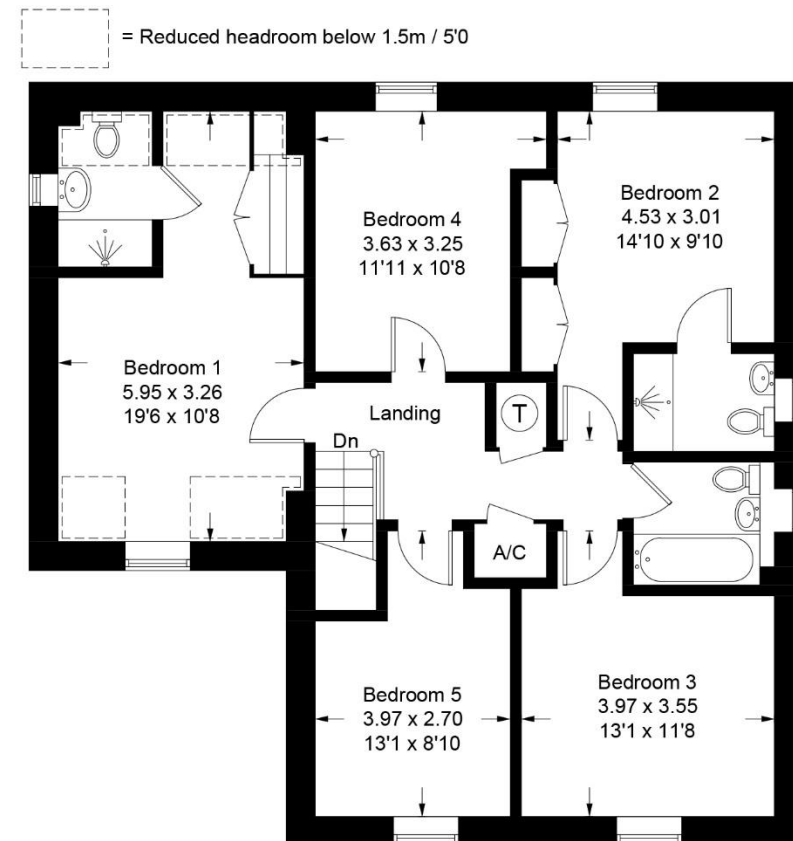


# 1 Rectory Close

Approximate Gross Internal Area = 157.4 sq m / 1694 sq ft  
(Excluding Garage)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1301707)



**Charles Lear & Co.**

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**GENERAL INFORMATION**

Mains water, electricity, and drainage are connected to the property.

There is a yearly estate management charge in place to take care of the estates communal areas, the indicative figure for April 2026 – April 2027 is circa £500.00 p.a

The property is covered by a Local Authority Building Control new home warranty valid until August 2030.

**COUNCIL TAX**

Tewkesbury Borough Council 01684 295010  
Tax Band (F) - £3,152.59 pa 2025/2026.

**EPC RATING**

B

**GUIDE PRICE**

OIEO £550,000

**VIEWINGS**

Strictly by prior appointment through Charles Lear & Co.  
on 01242 222722

