



15 Mayalls Close  
Tirley GL19 4HW

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 15 Mayalls Close Tirley GL19 4HW

Guide Price £563,500

**A VERY SUBSTANTIAL, LARGELY EXTENDED FIVE BEDROOM DETACHED HOUSE with VERSATILE AND FLEXIBLE ACCOMMODATION, ANNEXE POTENTIAL, THREE RECEPTIONS plus CONSERVATORY, situated in a VERY POPULAR LOCATION with GOOD SIZED MATURE GARDENS and LOVELY OUTLOOK ONTO OPEN FARMLAND, all being OFFERED with NO ONWARD CHAIN.**

Tirley has its own local Church and public house. There is a Post Office available in neighbouring Ashleworth. The nearest towns are Tewkesbury (0.7 miles), Cheltenham (10 miles) and Gloucester (11 miles) for more comprehensive shopping and recreational facilities with the Malvern Hills to the North and Cotswold Hills to the East.



The property is accessed via a part glazed door into:

### ENTRANCE HALL

Tiled flooring, understairs storage area, stairs lead to the first floor.

### CLOAKROOM

Coloured suite comprising a close coupled wc, corner wash hand basin with splashback, single radiator, front aspect frosted window.

### LOUNGE

**23'6 into front aspect bay window x 10'11 (7.16m into front aspect bay window x 3.33m)**

Stone open fireplace, raised plinth to either side, double radiator, front aspect bay window, double glazed sliding patio door into conservatory.



### L SHAPED CONSERVATORY

**19'5 x 12'11 (5.92m x 3.94m)**

Tiled flooring, with electric underfloor heating. A lovely private outlook onto the garden and open farmland beyond, fully glazed french doors onto the garden.

### DINING ROOM

**9'3 x 8'11 (2.82m x 2.72m)**

Opening into the conservatory, tiled flooring.

### STUDY

**8'3 x 7'11 (2.51m x 2.41m)**

Single radiator, front aspect window.

### KITCHEN

**12'11 x 8' (3.94m x 2.44m)**

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted four ring electric hob, plus two ring gas hob, cooker hood above, integrated full height fridge and dishwasher, electric double oven with cupboard below, double radiator, rear aspect window having a lovely outlook over the gardens onto open farmland beyond.

### BREAKFAST ROOM

**16'11 x 7'8 (5.16m x 2.34m)**

Double radiator, rear aspect window overlooking the gardens. Fully glazed sliding patio door to the rear garden having a lovely outlook onto open farmland beyond.

FROM THE ENTRANCE HALL, EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR:





## LANDING

Airing cupboard housing the hot water tank and slatted shelving, access to insulated roof space via loft ladder.

## MASTER BEDROOM

**11'2 x 11' (3.40m x 3.35m)**

Two built in double wardrobes with hanging rail and shelving, single radiator, front aspect window.

## EN SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower with tiled surround, vanity wash hand basin, cupboards under, mirror fronted medicine cabinet over, close coupled wc, heated towel rail, tiled flooring, front aspect frosted window.

## BEDROOM 2

**11'1 x 10'3 (3.38m x 3.12m)**

Built in double wardrobe with hanging rail and shelving, single radiator, front aspect window.

## BEDROOM 3

**9'2 x 8'1 (2.79m x 2.46m)**

Built in double wardrobe, hanging rail and shelving, further built in drawers, dressing table and shelving, single radiator, rear aspect window having a superb unspoiled outlook over the gardens onto open fields and farmland.

## BEDROOM 4

**10'7 x 8'1 (3.23m x 2.46m)**

L Shaped, fitted bedroom furniture comprising a double wardrobe, various cupboards, dressing tables, drawers, shelving, rear aspect window have a lovely outlook onto open farmland beyond.

## BATHROOM

White suite comprising modern panelled bath, shower over, tiled surround, closed coupled wc, his and hers wash hand basin, cupboard below, mirrors over, heated towel rail, rear aspect frosted window.

## ANNEXE

Via a separate access via a half glazed door into:

## ENTRANCE HALL

Door to Breakfast Room. Stairs lead to the first floor:

## LANDING

Dimplex heater, access to roof space.

## LIVING ROOM

**12'4 x 10'9 (3.76m x 3.28m)**

Wall mounted electric heater, built in double cupboard with shelving, front aspect window.

## KITCHENETTE

**8'11 x 5'6 (2.72m x 1.68m)**

Stainless steel sink and drainer unit, cupboard under, fitted base units, front aspect window.



## ANNEXE BEDROOM

**10' x 7'11 (3.05m x 2.41m)**

Wall mounted electric heater, built in mirror fronted double wardrobe, hanging rail and shelving, fully glazed french doors opening out onto a french balcony having a lovely outlook over the gardens, fields and farmland beyond.

## SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, pedestal wash hand basin, close coupled wc, heated towel rail, rear aspect frosted window.

## OUTSIDE

A tarmac driveway suitable for the parking of 3/4 vehicles which gives access to:

## INTEGRAL DOUBLE GARAGE

**16'9 x 15'8 max (5.11m x 4.78m max)**

L-Shaped. Via two electric roller shutter doors, personal door to breakfast room.

To the front of the property there is a lawned area, a pathway leads to the front door, outside lighting, gated side access to the side of the property leads through to a lovely private rear garden.

The rear garden is lovely and mature, paved pathways, lawned area, pond, waterfall, outside lighting, outside tap, good sized decked area, mature shrubs, bushes and trees all enclosed by natural hedging and fencing surround having a lovely unspoiled outlook onto open farmland beyond.

## SERVICES

Mains water, drainage and LPG.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.





## **WATER RATES**

Severn Trent.

## **LOCAL AUTHORITY**

Council Tax Band: F

Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

## **TENURE**

Freehold.

## **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## **DIRECTIONS**

From Gloucester, proceed along the A417 passing through Maisemore and Hartpury towards Staunton. Upon passing the BP garage on your right hand side, take the next right turning signposted Tewkesbury and Upton on Severn on the B4211. Proceed along this road for approximately one to two miles until seeing a turning on your right signposted Tirley. Proceed along on the B4213 to the Old Pitch and turn left and then left again into Mayalls Close, where the property will be found.

## **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



## GROUND FLOOR



## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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## MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	45	52
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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