



HIGH TREES

Mayalls Close | Tirley | GL19 4HW

HUGHES **HS** SEALEY

Welcome to... HIGH TREES

Welcome to High Trees, a wonderfully well presented and spacious four double bedroom detached family home, located in this highly sought after Gloucestershire village, offered for sale with no onward chain.

Enjoying a wealth of internal space across the two floors, the home further benefits from driveway parking, an attached double garage and landscaped rear garden and it is because of the above, that this property comes with such a high recommendation to view.

Internally, the property features a welcoming and central entrance hall that provides access to most of the ground floor rooms, to include the cloakroom and study. The property features three further reception rooms: the living room, featuring a raised, gas living flame fire, the dining room and finally the conservatory which is located to the head of the living room.

Completing the ground floor accommodation is the modern kitchen/

breakfast room which enjoys a wealth of fitted units, sitting alongside a host of integrated appliances. To the head of the room, a door gives access to the separate utility room.

Upstairs, a central landing leads to the four double bedrooms and modern, family bathroom. The principal bedroom features a wealth of fitted bedroom furniture and is further enhanced by way of a four-piece, en suite bath/shower room.









Explore outside... HIGH TREES

Externally, to the front of the property is a large driveway, allowing off road parking for multiple vehicles and in turn leads to the attached double garage, benefiting from light and power. The rear garden has been landscaped and features two seating areas, a large lawned garden, hot tub, a potting shed and finally a bar, ideal for when entertaining.

LOCATION

Located in the heart of the village, the property is between Cheltenham and Tewkesbury, with both being only a short drive away. The mediaeval town of Tewkesbury offers a wide variety of shops, bars, restaurants and cafés, alongside the Roses Theatre, while the Regency Spa town of Cheltenham enjoys the Promenade, Montpellier, Cheltenham Racecourse,

the Town Hall, and a variety of festivals that take place throughout the calendar year.

KEY FEATURES

- A spacious, four double bedroom detached family home, located in this sought after village
- Offered for sale with no onward chain
- Driveway parking for multiple vehicles, leading to attached double garage
- Landscaped rear garden featuring paved terraces, lawns, hot tub, bar and potting shed
- Spacious and welcoming entrance hall, cloakroom and separate utility room

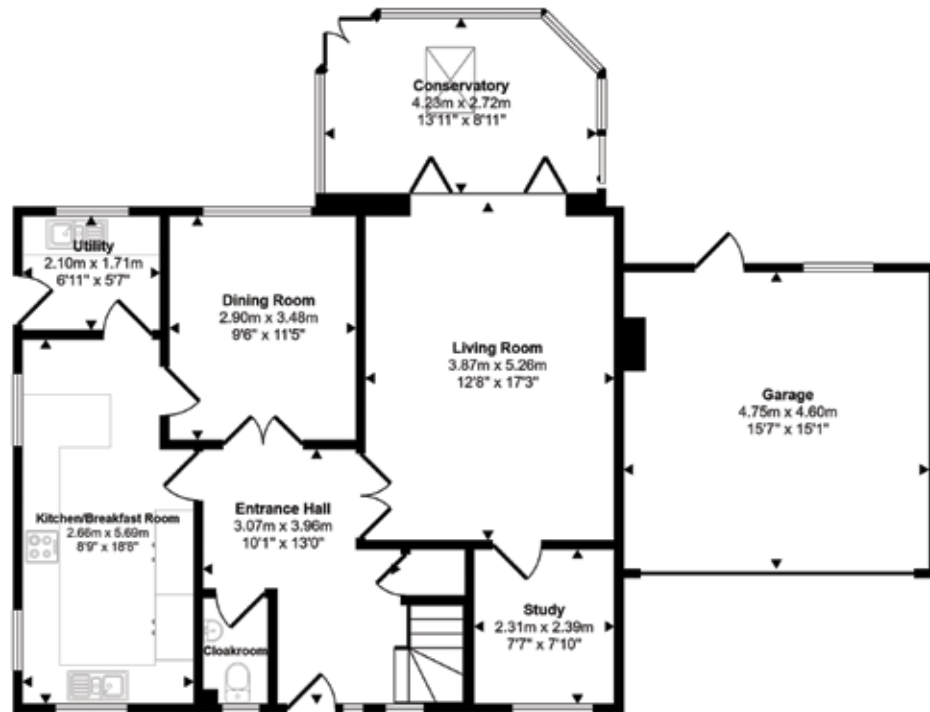
- Living room with feature fire, study, conservatory and modern, kitchen/ breakfast room
- Principal bedroom with fitted wardrobes and further benefiting from an en suite bath/shower room
- Three further bedrooms and modern, four-piece family bathroom
- Beautifully presented and ready to move into and enjoy
- Internal viewings recommended

DIRECTIONS

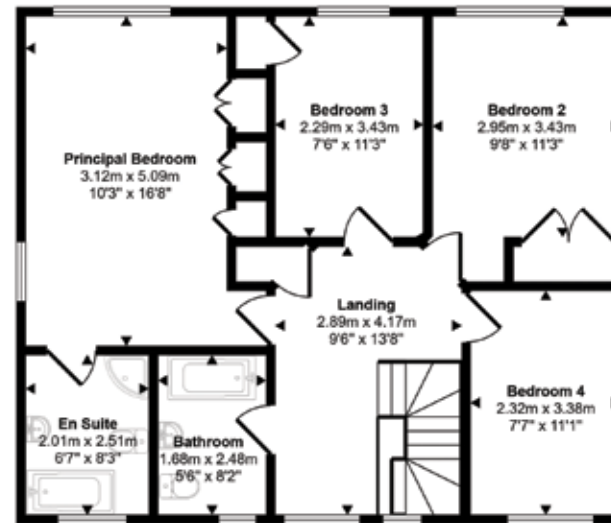
To locate the property, please enter the following postcode into your sat nav system: GL19 4HW. Upon entering the road, the property is located on your right.



Approx Gross Internal Area
181 sq m / 1946 sq ft



Ground Floor
Approx 105 sq m / 1128 sq ft



First Floor
Approx 72 sq m / 772 sq ft



Outbuilding
Approx 4 sq m / 45 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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