



2 Pamington Lane

Pamington, GL20 8UU

Andrew Grant

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4 Bedrooms 2 Bathrooms 3 Reception Rooms

A spacious family home with versatile reception rooms, four bedrooms, generous parking and an impressive office above the double garage.

- A well-proportioned four-bedroom home offering three reception rooms, two bathrooms and flexible accommodation arranged across two floors, with new sound-proof windows installed throughout.
- The kitchen provides a central island, extensive cabinetry and space for dining, with French doors opening directly onto the extended patio.
- Four first floor bedrooms include a generous primary suite with a dedicated dressing area and its own shower room.
- The enclosed garden combines an extended paved terrace with a lawn, established planting and direct access to the detached double garage.
- A substantial driveway provides parking for up to six cars, complemented by a double garage with a spacious office occupying the floor above.
- Pamington offers a village setting within reach of the amenities, schooling and transport connections available in and around nearby Tewkesbury.

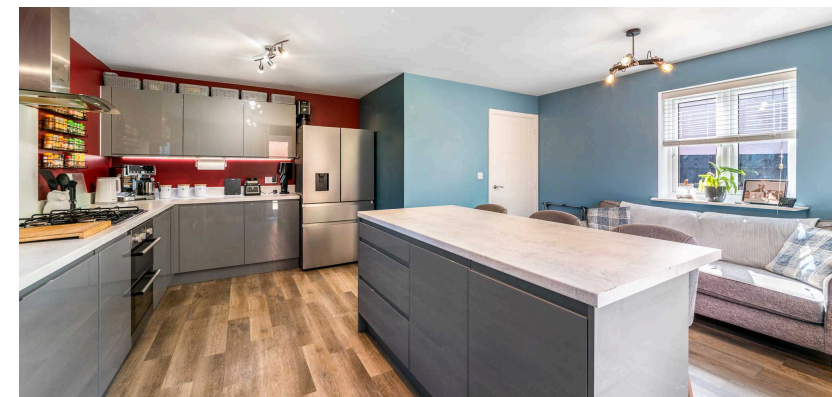
2413 sq ft (224.2 sq m)





The kitchen

Designed for cooking, dining and gathering, the kitchen provides a generous and practical heart to the home. A central island offers extensive preparation space and informal seating, complemented by a range of contemporary cabinets and integrated cooking appliances. French doors open onto the extended patio, while a second door connects the room with the central hallway.





The living room

Providing a comfortable setting for everyday relaxation, the living room is arranged around dual aspect windows. Its balanced proportions accommodate generous seating and a doorway connects directly with the hallway, placing the room within easy reach of the kitchen and other ground floor accommodation.





The dining room

Well suited to shared meals and entertaining, the dining room has ample space for a substantial table and chairs. French doors create a direct connection with the rear garden and patio. Access from the hallway allows the room to operate independently from the kitchen, making it equally useful for formal occasions and regular family dining.



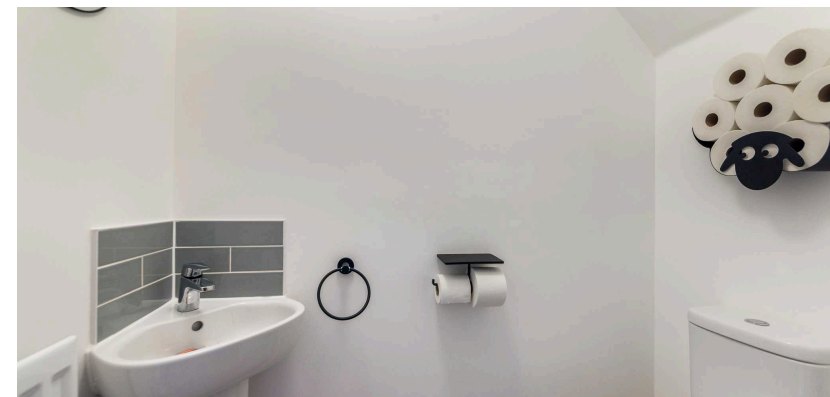
The study

Offering a dedicated place for focused work, the study provides useful separation from the principal living spaces. Its rectangular layout allows room for a desk and additional freestanding storage without compromising circulation.



The hallway and cloakroom

The entrance hallway forms a clear central route through the ground floor, connecting each reception room with the kitchen. Stairs rise to the first floor, with useful understairs storage beneath. A conveniently placed cloakroom incorporates a WC and wash basin, supporting the everyday practicality of the accommodation.





The primary bedroom and dressing room

Occupying a generous section of the first floor, the primary bedroom provides a comfortable retreat with a clearly defined sleeping area. An adjoining dressing area offers extensive space for clothes storage and leads directly to the en suite. The arrangement creates a practical bedroom suite while retaining an open connection between its individual areas.





The primary en suite

Completing the primary suite, the en suite provides a dedicated shower room for daily use. The arrangement includes a large shower enclosure, pedestal wash basin and WC, complemented by tiled splashbacks. Direct access from the dressing area gives the room a convenient and private relationship with the bedroom.



The second bedroom

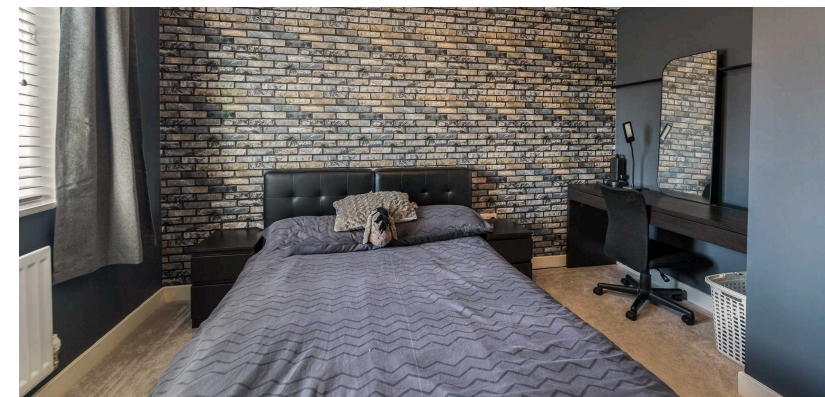
Generous proportions make the second bedroom well suited to regular double occupancy. Windows on two elevations give the room an open aspect, while its straightforward shape provides flexibility when arranging freestanding furniture.





The third bedroom

Another comfortable double bedroom, this room offers a practical layout for family or guests. A wide window overlooks the frontage and there is ample space for a large bed and additional furnishings.





The fourth bedroom

The fourth bedroom provides flexible first floor accommodation. Together with the three further bedrooms, it supports a range of household requirements as needs change.



The bathroom

Serving the additional bedrooms, the family bathroom contains a practical three piece suite. A bath with an overhead shower and glass screen is accompanied by a pedestal wash basin and WC, with wall tiling surrounding the bathing area.



The home office

Arranged across the first floor of the detached double garage, the home office creates a substantial workspace separate from the main accommodation. The open plan interior offers flexibility for multiple desks and working areas, with sloping ceilings defining the character of the space. Together with the double garage below, the building may offer potential for conversion into annexe accommodation, subject to the necessary planning permissions and consents.



The garden

The enclosed rear garden offers a balanced combination of paved seating space, lawn and established planting. An extended patio adjoins the home and provides ample room for outdoor dining, with direct access from both the kitchen and dining room. Planted borders and trees add structure around the lawn, while a door at the far side leads into the detached double garage.





The driveway and parking

A broad driveway extends beside the home and provides parking for up to six cars. The approach continues to the detached double garage, which has two individual doors and offers substantial additional space.

Location

Pamington offers a village setting within reach of Tewkesbury and its range of everyday amenities. The surrounding area provides access to general shopping, schooling, leisure and community facilities, supporting the practical requirements of family life. Road connections serve Tewkesbury and the wider Gloucestershire area, providing options for commuting and day to day travel. The setting combines the quieter character of village living with convenient access to the services available in nearby established centres.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 900 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding, rising to a low risk between 2040 and 2060.

Council Tax

The Council Tax for this property is Band F.



Pamington Lane

Approximate Gross Internal Area

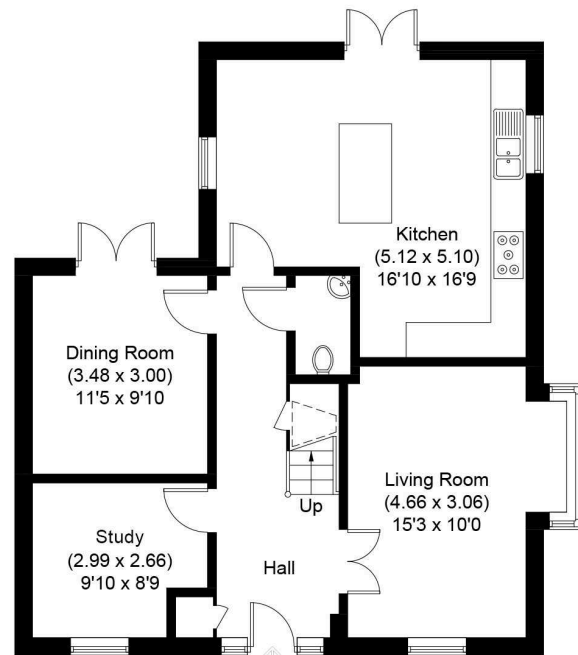
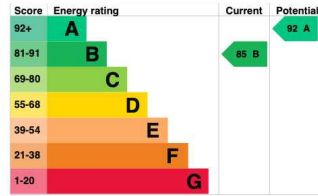
Ground Floor = 73.9 sq m / 795 sq ft

First Floor = 71.6 sq m / 771 sq ft

Double Garage = 37.9 sq m / 408 sq ft

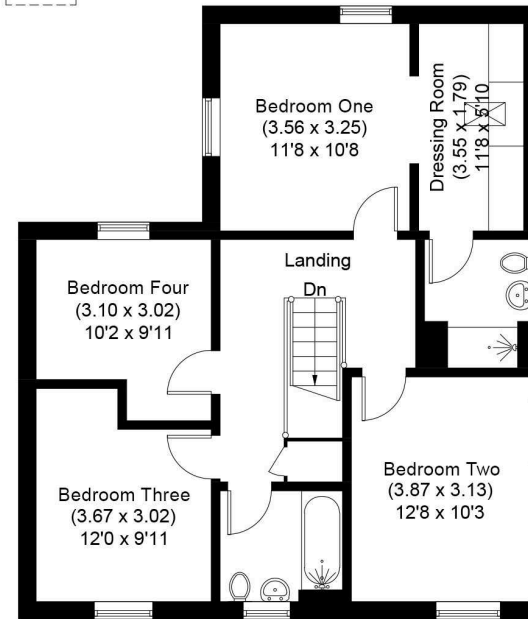
Outbuilding = 40.8 sq m / 439 sq ft

Total = 224.2 sq m / 2413 sq ft

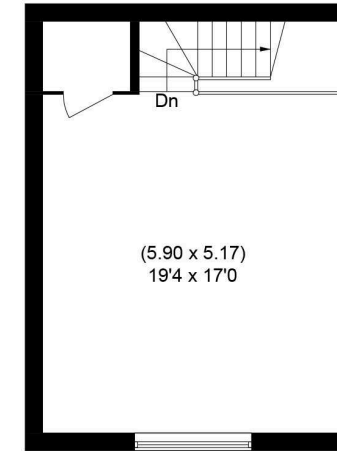


Ground Floor

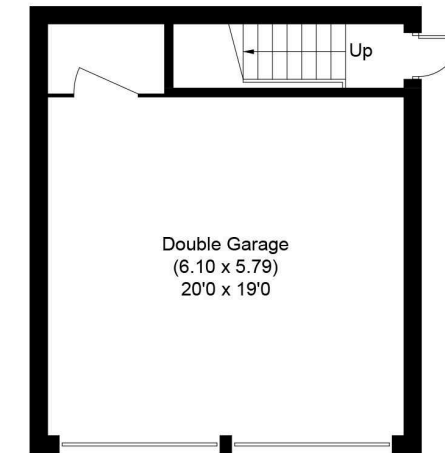
= Reduced headroom below 1.5m / 5'0"



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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