

Andrew Grant
PRESTIGE & COUNTRY



Fleet Farm
Twyning, GL20 6DQ



Fleet Farm

Twyning Green, Twyning, GL20 6DQ

4 Bedrooms 3 Bathrooms 2 Reception Rooms

“A riverside home offering extensive grounds, versatile multi-generational accommodation, private moorings and exceptional workshop and garaging in a sought-after village...”

Scott Richardson Brown CEO

- Versatile riverside home with annexe, ideal more multi-generational living
- Stunning grounds with level lawns, pond and two moorings
- Spacious living room with access to the terrace and countryside views
- Modern kitchen/breakfast room and separate utility
- Self-contained annexe with kitchen, bedroom and wet room
- Sixty foot workshop, five-bay garage and separate double garage. Solar panels generating an annual income while contributing to the property's overall efficiency and running costs.
- Desirable village location near Tewkesbury and Upton upon Severn



2791 sq ft (259.3 sq m)



The kitchen

At the heart of the home, the kitchen/breakfast room is designed for family life. Cream-coloured cabinetry runs along three walls and incorporates a double oven and hob with extractor, while the generous worktops provide ample preparation space. There is room for a dining table alongside a tiled floor underfoot and doors leading to the sitting room and utility.





The living room

The living room is a grand yet welcoming space for gatherings and relaxation. A traditional fireplace with wooden surround and polished insert creates a focal point, while wide picture windows capture far-reaching views over the gardens and river. Sliding patio doors open onto the raised terrace, and a door links back to the reception hall.





The sitting room

The sitting room offers a flexible second reception, perfect for entertaining or everyday use. Dual windows looks across the front and a wide opening connects directly with the kitchen, giving the space potential as a formal dining room or family snug.



The conservatory

Designed as a sun-room, the conservatory brings the outdoors inside. Set on a stone wall beneath a pitched roof, it features wrap-around windows and glazed double doors opening to the garden. A tiled floor makes it practical for plants or muddy boots.





The study

The study is a quiet room for working from home. Built-in storage adds convenience and a window overlooks the conservatory.



The utility

The utility room is a practical space for laundry, muddy boots and everyday household tasks. It incorporates a sink and laminate worktop with wall and base cabinets, plus designated spaces for a washing machine and dryer. A large built-in food larder with shelving and floor-to-ceiling tiling provides excellent storage, while a separate boiler cupboard offers useful hanging space for drying coats and storing boots. The distinctive Aztec quartz stone floor adds character and durability. A window and glazed back door open to the yard, and there is easy access to the kitchen, simplifying household chores.



The principal bedroom

The principal bedroom is a well-proportioned double. Wooden flooring and a wide window overlooking mature shrubs create a warm feel and the room sits off the main hall near the bathroom for convenience.



The second bedroom

The second bedroom is a restful sanctuary at the heart of the home. Two large floor-to-ceiling built-in wardrobes span the entire end wall, providing extensive storage. Wood flooring and a broad window create a calm atmosphere, and the space offers versatility as a bedroom, guest room or dressing room.





The third bedroom

The third bedroom offers a versatile single bedroom or hobby space. Timber flooring gives a clean and practical finish. A window looks onto the garden and the room is ideally positioned for use as a children's bedroom or nursery.



The shower room

The main shower room serves the principal bedrooms and living areas. A glazed shower enclosure with decorative glass panels stands against fully tiled walls. A pedestal basin with mirrored cabinet and a WC complete the suite, and a small window provides ventilation.



The bathroom

The family bathroom features a pastel-coloured suite including a panelled bath, pedestal basin and WC, set against half-tiled walls. A built-in airing cupboard houses the water tank and immersion heater, while open shelving keeps essentials tidy. A high window brings in daylight while preserving privacy.



The annexe kitchen

The annexe kitchen/breakfast room forms the hub of the self-contained accommodation. Contemporary wood cabinets incorporate a double oven, hob and extractor, along with glass-fronted display cupboards and generous worktop space. The U-shaped layout leaves plenty of space for a dining table, the floor is tiled for easy maintenance, and there is a door to the courtyard.





The annexe sitting room

The annexe sitting room provides a private reception space within the annexe. The room adjoins the kitchen and can serve equally well as an additional bedroom.





The annexe bedroom

The annexe bedroom is a generous double. A wide window spans almost the length of the room, allowing light in from the adjoining sitting room.





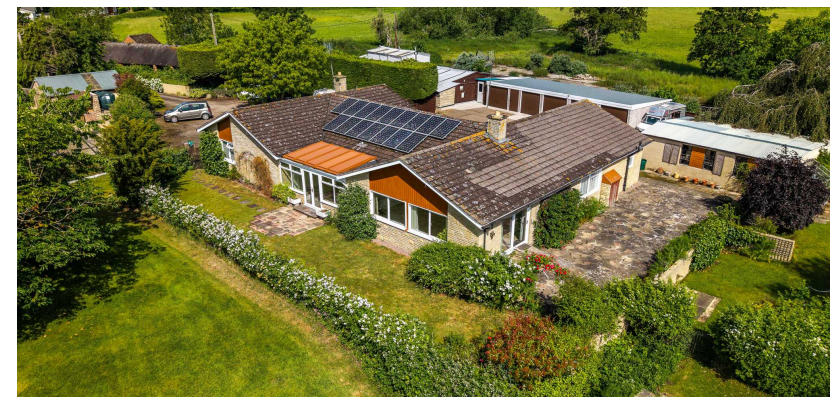
The annexe shower room

The annexe shower room is a contemporary wet room designed with ease of use in mind. A walk-in shower area with glass screen and electric shower sits against stylish vertical tiling. A pedestal basin and WC complete the facilities and a window provides daylight and ventilation.



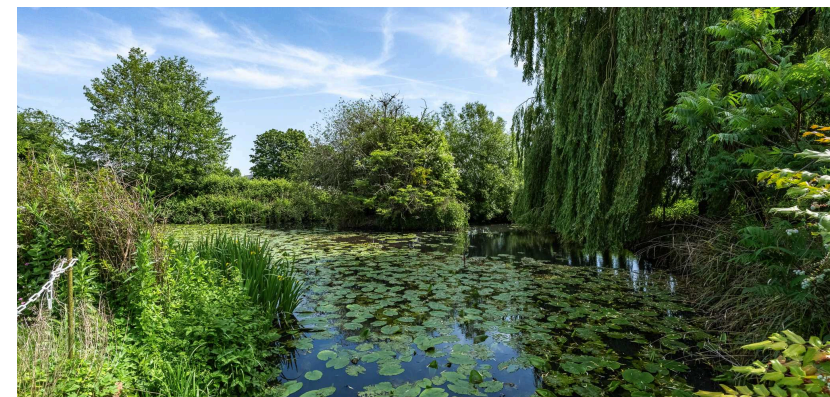
The garden

Encircling the home, the formal gardens provide space for relaxing and entertaining. A broad stone terrace spans the rear of the home with steps down to lawns and planted borders, while a rose-covered arch and herbaceous beds edge paths around the house. A greenhouse, shed and fruit cage sit within the grounds, together with outdoor taps and an external power point.





Beyond the terrace a mature pond, dotted with water lilies, forms a wildlife haven. A weeping willow and specimen trees provide shade and a meandering path circles the water, creating a tranquil place to walk. The pond is well stocked with fish and visited regularly by ducks, swans and moorhens, offering endless interest for wildlife lovers.





The grounds extend into a level lawn to the River Avon, where the property enjoys two moorings. Open lawns provide space for games and camping and a fence marks the river boundary. The paddock is fringed with mature trees and is a haven for geese, woodpeckers and other birds, while the river invites kayaking, paddle boarding and lazy afternoons by the water.





The outbuildings

A remarkable range of outbuildings offers space for hobbies, storage and business use. The principal workshop measures around sixty feet by forty feet and benefits from three-phase electricity and, by separate negotiation, a car lift, together with an internal office, adjoining store and a useful external WC with wash basin, ideal for workshop use, gardening and outdoor maintenance. A row of five modern garages and a separate double garage provide secure parking for classic cars, caravans or equipment.



The driveway and parking

The property is approached via a long gated driveway that affords a sense of arrival. At the end of the drive a gravelled turning circle surrounds a mature tree and leads to extensive parking. The drive continues into a fenced yard giving access to the five-bay garage block, double garage and workshop, with space for many vehicles.



Location

Twyning is a picturesque village on the banks of the River Avon, positioned between Tewkesbury and Upton upon Severn. The thriving community centres around a traditional village green with an inn, a separate riverside pub, a community run shop and primary school. There are tennis courts, a church and chapel, sports pitches and numerous clubs and classes. Well served by road links, the village is just over half a mile from the M50/M5 junction, providing swift access to Cheltenham, Worcester and Birmingham, while nearby Tewkesbury and Upton offer secondary schools, shops, theatre and medical facilities.

Services

The property benefits from mains electricity, water and drainage. There is oil-fired central heating, and the solar panels generate an annual income while also contributing to the home's overall energy efficiency.

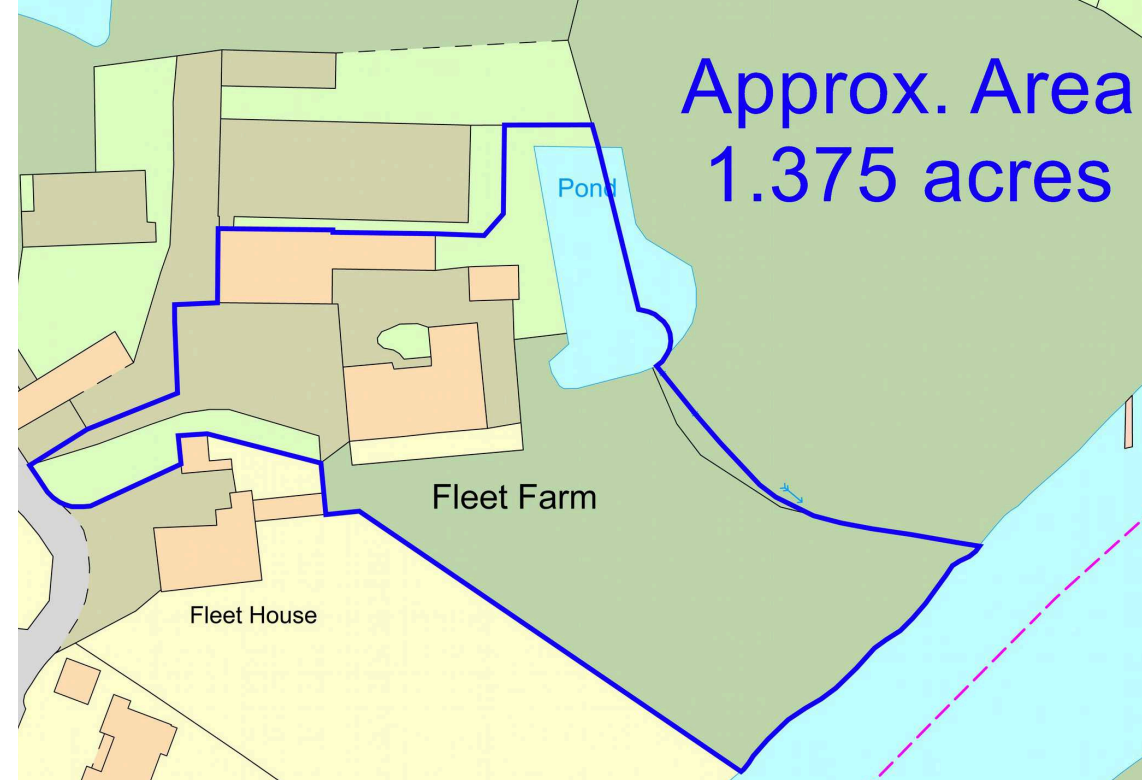
Broadband Speed: Superfast broadband available. Download speeds up to 35 Mbps and upload speeds up to 6 Mbps (source: Ofcom checker).

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

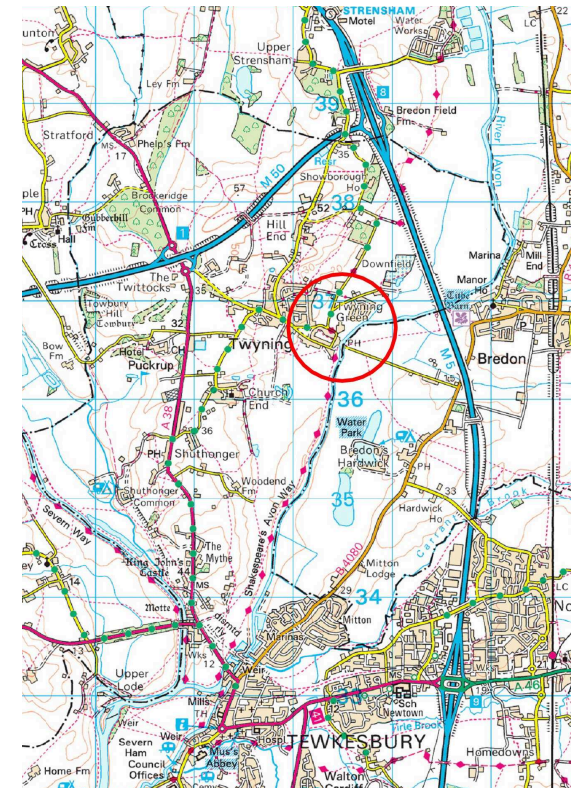
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at low risk for river flooding and very low risk for surface water flooding.

Council Tax

The Council Tax for this property is Band F



Approx. Area
1.375 acres



Fleet Farm, Twyning Green

Approximate Gross Internal Area = 259.3 sq m / 2791 sq ft
(Including Annexe)



This plan is for guidance only and must not be relied upon as a statement of fact.

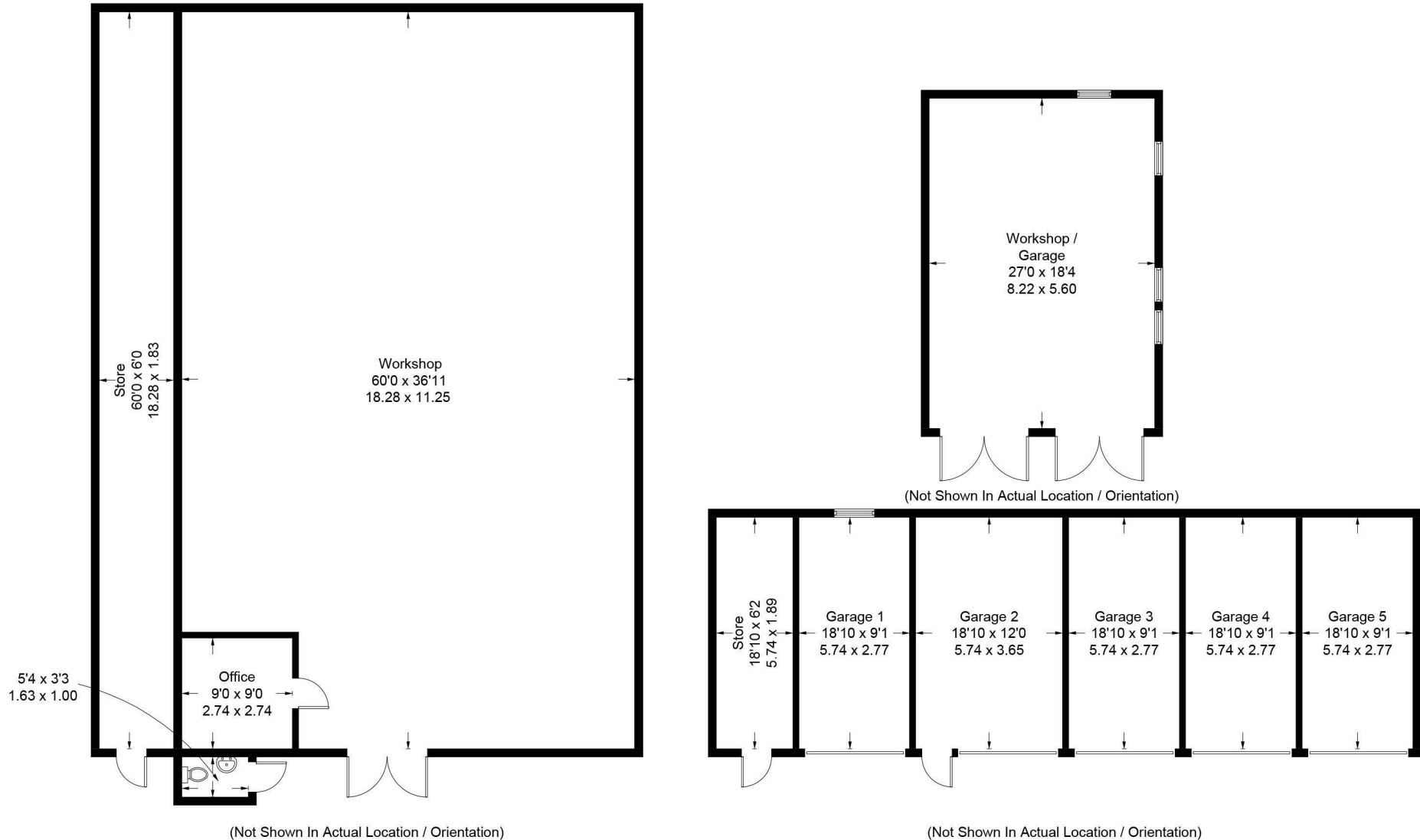
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

Fleet Farm, Twyning Green - Outstandings

Approximate Gross Internal Area = 382.5 sq m / 4117 sq ft



Outbuildings

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