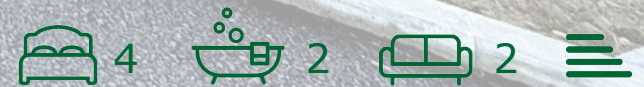




Plot 1 Pottery Fields  
Lawn Road, Ashleworth, GL19 4JS

**£550,000**



Welcome to this stunning new build property located in the charming area of Pottery Fields, Lawn Road, Ashleworth.

This exceptional four-bedroom detached family home, completed in 2026, offers a perfect blend of modern living and comfort.

One of the standout features of this home is its energy-efficient air source heat pump, which not only reduces your carbon footprint but also helps to keep energy costs down. The property is ready for you to move in, with high-quality finishes throughout, reflecting the meticulous attention to detail by the local developer.

The property offers ample parking ensuring that you and your guests will never be short of parking with a detached single garage.

This delightful family home is situated in a desirable village, making it an ideal choice for families seeking a tranquil lifestyle while still being close to local amenities. Don't miss the opportunity to make this beautiful property your new home.

**Entrance Hall**

**Cloakroom**

**Lounge**  
20'6 x 12'3 (6.25m x 3.73m)

**Kitchen/Dining Room**  
27'1 x 12'1 (8.26m x 3.68m)





Utility Room  
6'10 x 6'8 (2.08m x 2.03m)

Study  
9'10 x 8'6 (3.00m x 2.59m)

Bedroom 1

Ensuite  
15'7 x 12'1 (4.75m x 3.68m)

Bedroom 2  
12'4 x 10'1 (3.76m x 3.07m)

Bedroom 3  
11'0 x 9'8 (3.35m x 2.95m)

Bedroom 4  
10'1 x 8'9 (3.07m x 2.67m)

Bathroom

**OUTSIDE**

Parking and Garage to the front of the property with gated access into the rear garden.

The rear garden has a large patio, with a useful storage area down the one side all enclosed.

**Services**

Mains drainage, Air Source Heating.

Tewkesbury Borough Council tax band TBC

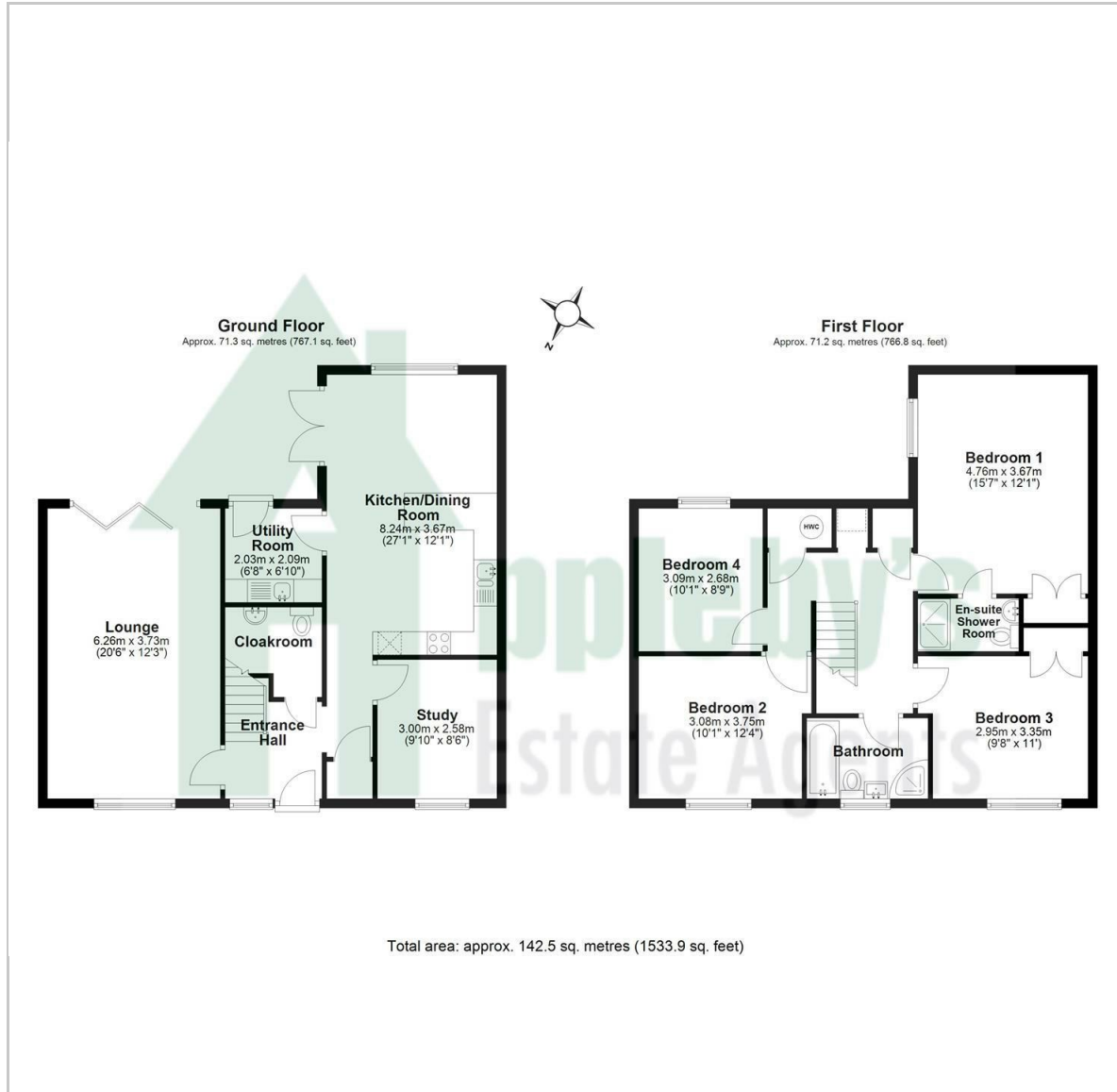
10 Year Build Zone Warranty

**Tenure**

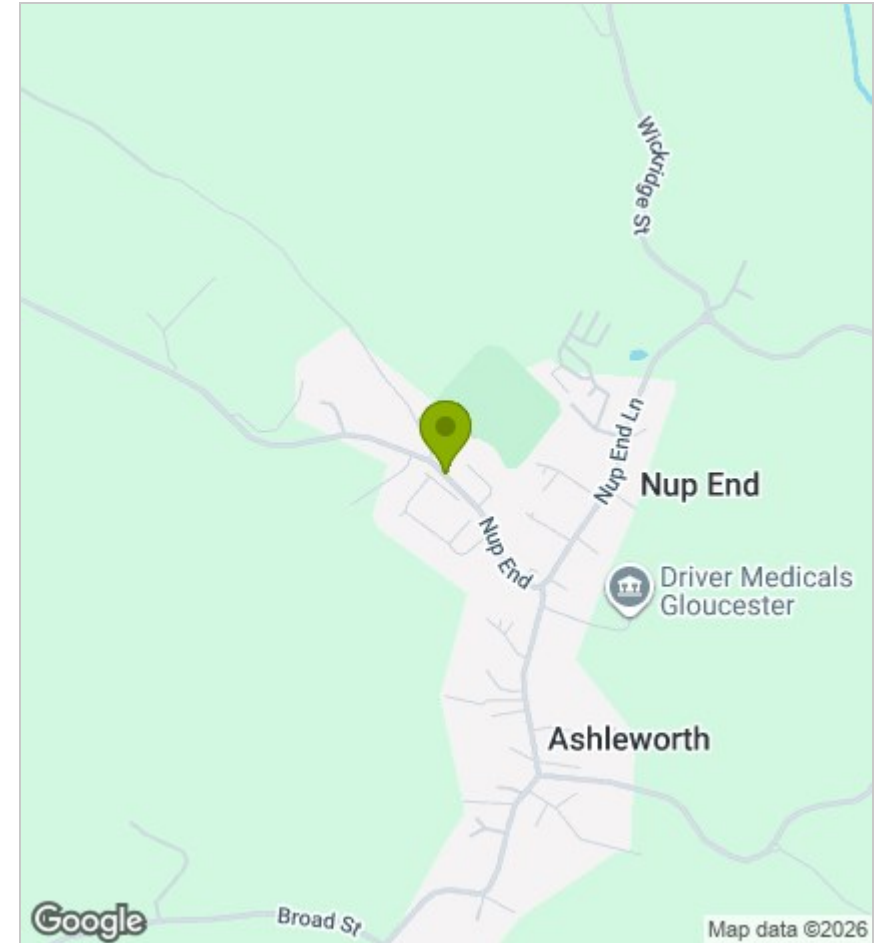
Freehold



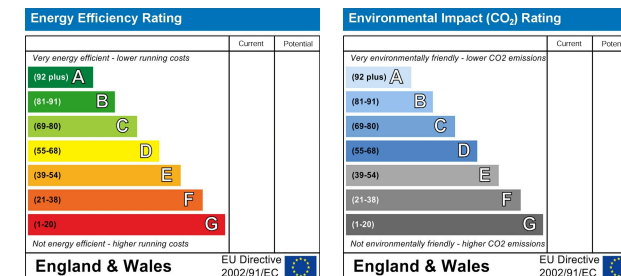
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.