

WILKINSON

SALES • LETTINGS • MANAGEMENT

£525,000

York Road, Tewkesbury, GL20



4

Bedrooms



4

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
Info@wilkinsonslm.co.uk

01684 367736



- Executive Detached House with an Adjoining Annexe
- Lounge with Double Doors Leading to Rear Garden
- Dining Room & Kitchen with Separate Pantry
- Conservatory - Link Between Main Residence & Annexe
- Utility Room & Downstairs WC
- Three Double Bedrooms within Main Residence with Third Bedroom Used as Study in Main Residence
- Principal Room Features Built In Wardrobes, Designated Dressing Area & Ensuite
- Family Bathroom
- Annexe Features Double Bedroom, Ensuite & Separate Dressing Area Including Equipped Kitchen & Downstairs Shower Room
- Large Rear Garden with Side Access, Vegetable Patch, Pond & Separate Courtyard Garden with Gazebo
- Ample Driveway Parking

Wilkinson SLM are delighted to present, with NO ONWARD CHAIN this exceptional executive detached residence with an ANNEXE, occupying a generous corner plot within a cul-de-sac, just moments from the scenic surroundings of Tewkesbury Nature Reserve and within easy walking distance of Tewkesbury Town Centre. This impressive home has been thoughtfully adapted to offer highly versatile living accommodation, including a fully self contained annexe—ideal for multi-generational living or independent occupancy. The main house offers an abundance of space across two floors. The ground floor has a kitchen, fitted with a comprehensive range of base and wall units and complemented by a Range cooker. Additional practical features include a pantry and storage cupboard. From here, an inner corridor provides access to a utility room with space and plumbing for laundry appliances, a downstairs WC and a dedicated boiler room. Bedroom four, currently utilised as a home office, adds further flexibility to the layout. The home benefits from a charming courtyard garden accessed via a rear door, complete with gravelled seating areas, decking, a steel-framed gazebo, log storage, and a useful tool room with loft space above. Returning to the heart of the home, the dining room flows seamlessly into a bright and inviting lounge, where double doors frame picturesque views of the rear garden and provide direct outdoor access. The dining room also opens into a metal-framed conservatory, fully double glazed, insulated, and heated—creating a year-round living space that links the main house with the annexe. From here, double doors open onto both the courtyard and the main garden. Upstairs, the first floor hosts two generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes and a dedicated dressing area and an ensuite. A contemporary family bathroom completes the upper level. The rear garden is a true standout feature—beautifully landscaped to create a tranquil and private retreat. A decked terrace leads over an attractive bridge spanning a pond, opening onto a well-maintained lawn. Additional gravelled and paved areas are surrounded by mature planting, fruit trees and shrubs, while a vegetable patch provides space for keen gardeners. A key highlight of this home is the superbly designed annexe, accessed via the conservatory through a cosy snug area. The annexe has been carefully arranged to support independent living, offering a ground floor lounge with garden views and patio access, a fully equipped kitchen with integrated appliances and a modern shower room. The first floor features a spacious double bedroom, complemented by a separate dressing area and ensuite shower room, having been reconfigured from an additional bedroom to maximise practicality. Further benefits include gas central heating with two separate boilers, UPVC double glazing throughout and ample off-road parking on the driveway.

Lounge 22' 10" x 9' 11" (6.96m x 3.02m)

Dining Room 17' 11" x 12' 0" (5.46m x 3.66m)

Kitchen 10' 5" x 12' 10" (3.17m x 3.91m)

Utility Room 6' 8" x 6' 1" (2.03m x 1.85m)

Bedroom Four/Study 8' 6" x 9' 9" (2.59m x 2.97m)

Bedroom One 12' 6" x 12' 6" (3.81m x 3.81m) *maximum measurements*

Ensuite/Dressing Area 10' 0" x 8' 3" (3.05m x 2.51m) *maximum measurements*

Bathroom 5' 10" x 7' 0" (1.78m x 2.13m)

Conservatory 16' 3" x 10' 2" (4.95m x 3.10m)

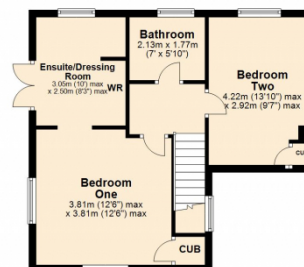
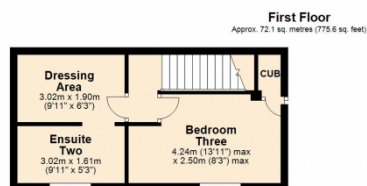
Snug 9' 7" x 10' 2" (2.92m x 3.10m)

Annexe - Lounge 11' 10" x 14' (3.61m x 4.27m) **Annexe - Kitchen** 6' 3" x 9' 11" (1.91m x 3.02m) **Annexe - Downstairs Shower Room** 5' 0" x 5' 10" (1.52m x 1.78m) **Annexe - Bedroom** 8' 3" x 13' 11" (2.51m x 4.24m) *maximum measurements* **Annexe Dressing Area** 6' 3" x 9' 11" (1.91m x 3.02m) **Annexe - Ensuite** 5' 3" x 9' 11" (1.60m x 3.02m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: York Road, Tewkesbury, GL20



Total area: approx. 220.2 sq. metres (2369.9 sq. feet)