

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£375,000

St.Mary's Road, Tewkesbury, GL20



 3  
Bedrooms

 1  
Bathroom

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- Semi Detached Cottage with Riverside Views
- Open Plan Living/Dining Room
- Modern Kitchen with Integrated Appliances
- Three Double Bedrooms
- Four Piece Bathroom Suite
- Southerly Facing Rear Garden with Shared Side Access
- UPVC Double Glazing
- Gas Central Heating
- PRIME LOCATION
- Picturesque Riverside Views & Walking Distance to Local Amenities

Wilkinson SLM are delighted to present to the market this beautifully presented, three bedroom semi detached cottage, ideally situated in the charming and historic town of Tewkesbury. Enjoying an enviable position with breathtaking, uninterrupted views across the River Avon and surrounding countryside, this exceptional home offers a rare blend of character, comfort, and scenery. Set over three well designed floors, this home provides generous and versatile living accommodation, all within easy walking distance of local amenities, shops, and riverside walks.

Upon entering, you are welcomed into an open plan living and dining area, where a central staircase creates an attractive focal point. The dining area features a charming arched alcove with soft lighting, perfect for display or creating a cosy ambiance. Leading through from the main living space, the modern kitchen is fitted with a range of base and wall units, complemented by an integrated electric oven, gas hob, microwave and washing machine. A side door from the kitchen opens directly onto the rear garden. The SOUTHERLY FACING rear garden has been thoughtfully designed for low maintenance, featuring a newly laid patio throughout, with steps rising to a further seating area bordered by mature shrubs. An outbuilding with power provides useful additional storage and currently stores a tumble dryer. There is also convenient side access via St Mary's Lane, with shared access owned by the property, along with two additional storage sheds. The first floor hosts two well proportioned double bedrooms. The principal bedroom benefits from built-in triple wardrobes, while the second bedroom is currently arranged as a cosy lounge, perfectly positioned to take full advantage of the truly spectacular river views—an undeniable highlight of this home. An electric fire adds warmth and charm to this already stunning space. The top floor offers a further bedroom with built-in storage, alongside a luxurious four-piece bathroom suite. Featuring a vanity unit and an elegant roll-top bath, imagine unwinding in the tub while enjoying picturesque countryside views. Further benefits include gas central heating and UPVC double glazing throughout. This delightful and characterful home must be viewed to be fully appreciated—particularly to experience the remarkable views that truly set it apart. Early viewing is highly recommended.

**Dining/Family Room** 27' 7" x 12' 1" (8.41m x 3.68m)  
maximum measurements

**Kitchen** 11' 11" x 7' 7" (3.63m x 2.31m)

**Bedroom One** 8' 5" x 13' 6" (2.57m x 4.11m)  
maximum measurements

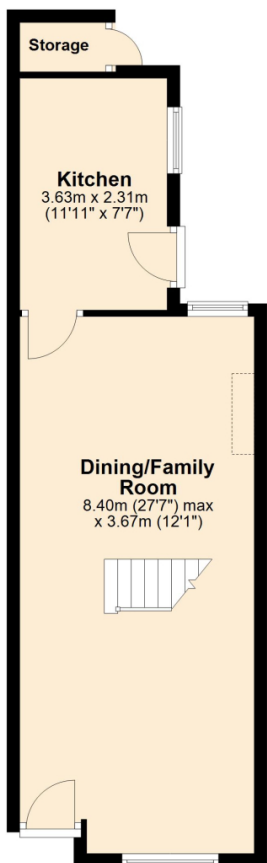
**Bedroom Two/Lounge** 10' 4" x 12' 6" (3.15m x 3.81m)

**Bedroom Three** 8' 2" x 10' 4" (2.49m x 3.15m)  
width to wardrobe

**Bathroom Suite** 7' 0" x 13' 1" (2.13m x 3.99m)  
maximum measurements

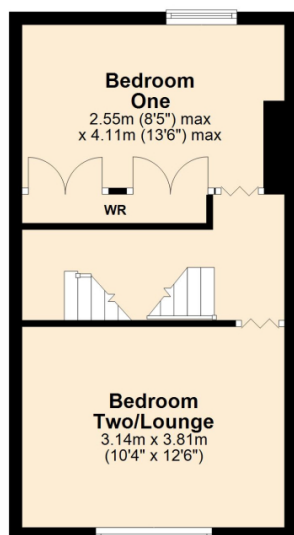
### Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



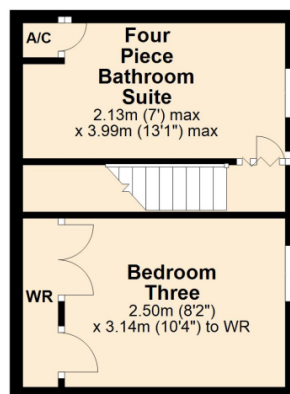
### First Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



### Second Floor

Approx. 22.9 sq. metres (247.0 sq. feet)



Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Tewkesbury, GL20

