



**26 Rectory Close, Gloucester GL19 4JT**  
**£590,000**



## 26 Rectory Close, Gloucester GL19 4JT

- Immaculately presented four double bedroom detached family home
- Two en-suite shower rooms
- Generous & flexible ground floor living accommodation
- Enclosed lawned rear garden
- Double garage & driveway for two vehicles
- Peaceful village location of Ashleworth
- EPC rating C79
- Tewkesbury Borough Council - Tax Band F - £3,312.12 per annum (2026/2027)

**£590,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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**www.naylorpowell.com**

### Entrance Hall

Spacious light & airy entrance hallway provides access to the living room, kitchen/diner, study, downstairs w.c, built-in storage cupboard and to the stairwell leading to the first floor.

### Living Room

Well-sized living room benefiting from natural light from front and side-facing windows.

### Study

Generously proportioned study with a front aspect window, ideal for working from home.

### Kitchen/Dining Room

Stunning open-plan kitchen/dining space. The contemporary kitchen boasts a gas hob with extractor, double oven, integrated fridge/freezer and dishwasher, with convenient utility access. The dining area is flooded with natural light from

French doors opening onto the garden, creating an elegant and versatile entertaining space.

### Utility

The utility room provides additional worktop and storage space with plumbing for a washing machine and tumble dryer below. Door provides access to the side of the property.

### Downstairs W.C

Modern white suite cloakroom comprising of w.c, wash hand basin and heated towel rail.

### Master Bedroom

Spacious double bedroom featuring twin built-in double wardrobes, rear aspect window, and en-suite access

### En-suite

Modern white suite shower room comprising of w.c, wash hand basin,



heated towel rail and walk-in shower cubicle with window to rear aspect.

### **Second Bedroom**

Double bedroom featuring two sets of built-in wardrobes, a rear-facing window, and access to a second en-suite shower

### **En-suite**

Modern suite comprising of shower cubicle, wash hand basin, w.c. and heated towel rail with window to front aspect.

### **Third Bedroom**

Double bedroom with window overlooking the front aspect.

### **Fourth Bedroom**

Double bedroom with window overlooking the rear aspect.

### **Family Bathroom**

Modern white suite family bathroom comprising of w.c, wash hand basin, bath with shower attachment overhead and window to rear aspect.

### **Outside**

At the rear, the property boasts a generous and private garden, featuring a spacious patio perfect for outdoor seating and entertaining, which seamlessly leads onto a well-maintained lawn. Side access is available from the front of the property. The double garage

comes with power and lighting, and additional off-road parking is conveniently available on the driveway directly in front of the garage completed with an electric car charging port.

### **Location**

Situated in the picturesque village of Ashleworth, this vibrant community offers an exceptional quality of life. The village hosts its own annual show and boasts a range of amenities including a welcoming village cafe and hub, village hall, cricket club, and a well-regarded local primary school.

Conveniently located on a regular bus route, Ashleworth provides easy access to additional local amenities just outside the village, including a petrol station, shops, public houses, and secondary schools. Excellent transport links mean Gloucester, Cheltenham, and Tewkesbury are within easy reach, approximately 7.5 miles, 15.5 miles, and 15 miles away respectively.

### **Material Information**

Tenure: Freehold

Local Authority & rates: Tewkesbury Borough Council Tax Band F - £3,312.12 per annum (2026/2027)

Electricity supply: mains

Water supply: meter



Sewerage: mains

Heating: Calor Gas

Broadband speed: Basic 8 Mbps Superfast

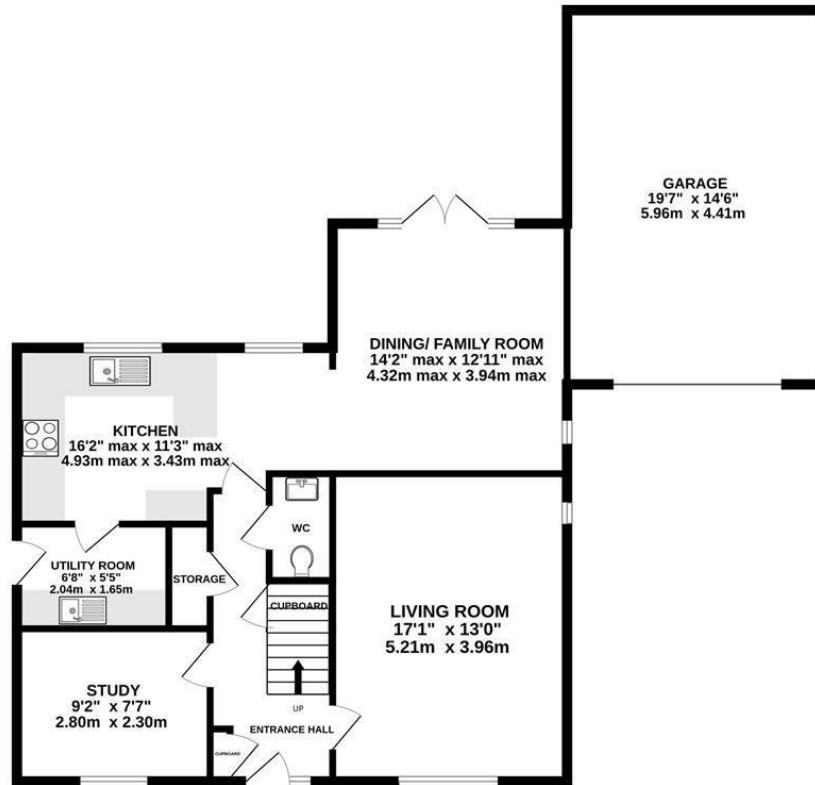
44 Mbps Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone,

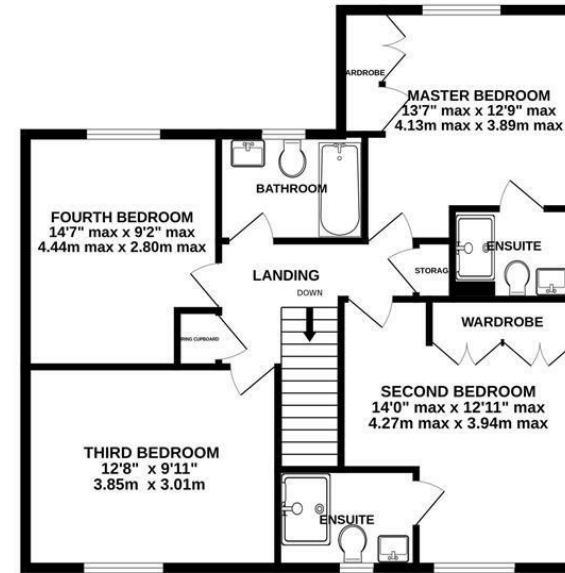
O2.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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