

WILKINSON

SALES • LETTINGS • MANAGEMENT

£325,000

Ashchurch Road, Tewkesbury, GL20



3

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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01684 367736



- Semi Detached Cottage
- Complete Renovation & Beautifully Presented
- Lounge/Dining Room with Bio Ethanol Fireplace
- Kitchen
- Utility/Study with Separate Entrance
- Three Bedrooms
- Refitted Ensuite & Refitted Bathroom
- Southerly Facing Rear Garden
- Ample Driveway Parking with EV charger
- UPVC Double Glazing
- Gas Central Heating with Combination Boiler Installed 4 Years Ago

Wilkinson SLM are delighted to bring to market this beautifully presented three bedroom semi-detached cottage, situated in the highly desirable area of Ashchurch. Thoughtfully renovated and upgraded over the last four years, this fantastic home perfectly combines charming cottage character with a modern and stylish finish. Offering versatile accommodation, a stunning southerly facing garden and ample driveway parking with EV charging, this truly is a turn-key home that needs to be viewed to be fully appreciated.

Upon arrival, an entrance porch provides a useful space for coats and shoes before opening into the welcoming hallway, setting the tone for the quality and presentation found throughout the home. The spacious lounge/dining room provides a fantastic social and family space, featuring a Bio Ethanol fire and patio doors opening directly onto the southerly facing rear garden. A useful storage cupboard completes this room. The modern kitchen is fitted with a comprehensive range of wall and base units, complemented by an electric oven, induction hob and integrated dishwasher. From here, a door leads into the upgraded lean-to, which has been transformed into a highly versatile utility/study space. With doors providing access to both the front and rear, along with three Velux windows flooding the room with natural light, this is an incredibly useful additional space that can be tailored to suit a variety of needs. The private southerly facing rear garden offers a lovely outdoor space. Predominantly laid to patio and enclosed by established plants and hedging, the garden provides a good degree of privacy. A pergola creates an attractive focal point and offers the perfect setting for outdoor furniture. Upstairs, the first floor provides three bedrooms, comprising two double bedrooms and a single bedroom. Bedroom one benefits from a built-in wardrobe and a beautifully refitted ensuite shower room. The refitted family bathroom is another particular highlight, finished to a high standard and creating a luxurious, spa-like feel. Further benefits include UPVC double glazing, gas central heating via a combination boiler installed approximately four years ago and annually serviced, replaced internal doors throughout, including the front doors and newly replaced flooring, with stylish herringbone flooring featured in selected rooms. Externally, the home offers ample driveway parking along with the added benefit of an EV charger.

This exceptional home has been lovingly updated to create a stylish, comfortable and versatile house that is ready to move straight into. Combining the charm of a cottage with modern day living, within excellent transport links and school catchment area, this is a fantastic opportunity that is not one to be missed. Viewing is highly recommended to truly appreciate everything this one-of-a-kind home has to offer.

Lounge/Dining Room 16' x 16' 4" (4.88m x 4.98m) *maximum measurements*

Kitchen 9' 10" x 9' 5" (3.00m x 2.87m)

Utility/Study 26' 9" x 3' 5" (8.15m x 1.04m)

Bedroom One 9' 9" x 12' 6" (2.97m x 3.81m) *maximum measurements*

Ensuite 7' 1" x 3' 5" (2.16m x 1.04m)

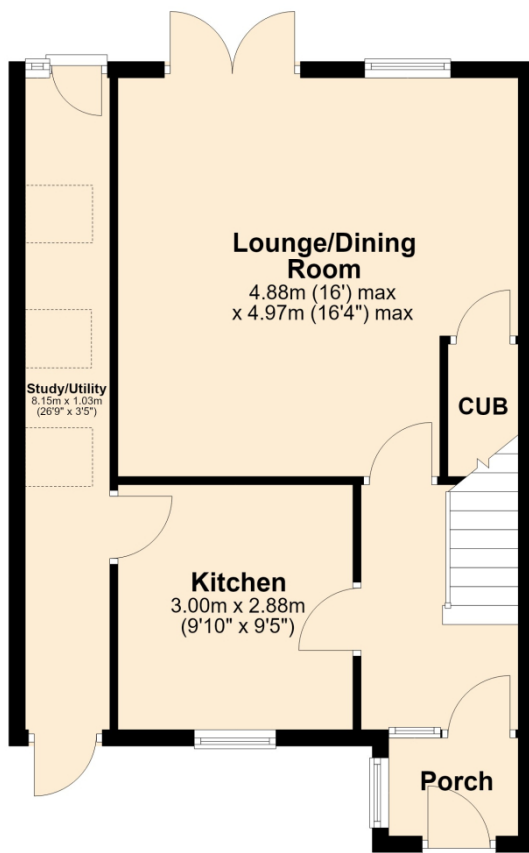
Bedroom Two 9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom Three 6' 7" x 6' 6" (2.01m x 1.98m)

Bathroom 6' 1" x 9' 5" (1.85m x 2.87m)

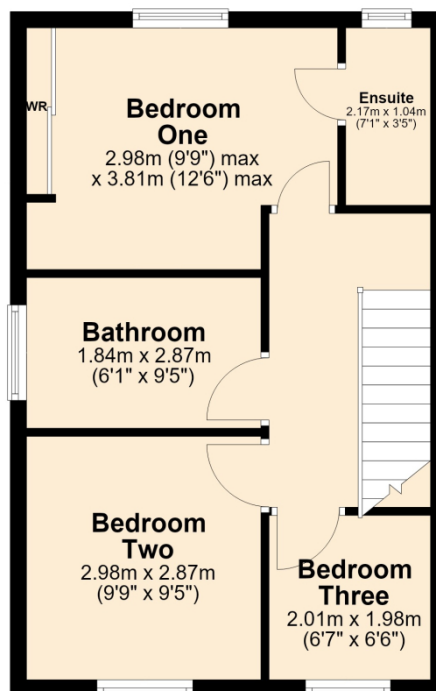
Ground Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 89.6 sq. metres (964.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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: Ashchurch Road, Tewkesbury, GL20

