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# Taylor & Fletcher



Linden Lee, Walnut Bank Drive  
Teddington, Tewkesbury, GL20 8WB  
**Guide Price £975,000**



## Linden Lee Walnut Bank Drive

Teddington, Tewkesbury, GL20 8WB

*A substantial five-bedroom detached home situated in a quiet cul-de-sac, in the small quaint village of Teddington.*

*The property features a double garage, set back from its own parking with room for three cars. Additional to the dwelling is 0.26 acres of arable land available via separate negotiation, offering protection behind the home with fruit trees.*

*Accommodation comprises a porchway before the entrance hall, utility room, large conservatory, study, dining room with access to the conservatory, kitchen/breakfast room also with access to the conservatory, a large sitting room, downstairs family bathroom, five bedrooms upstairs (two en suite).*

*Additional to the driveway is a double garage, and front and rear garden accessible via both sides of the house and a gate situated alongside the garden of the property giving access to a pathway to the village playing field.*

### Location

Teddington is a small, attractive and well-positioned village set within the beautiful Gloucestershire countryside, in view from the rear. The village lies approximately 5 miles east of the historic market town of Tewkesbury, providing access to a range of day-to-day amenities including shops, cafés and essential services. Cheltenham is around 7 miles to the south, with its famous race course, and offers extensive and selective modern shopping, numerous restaurants, coffee shops, and leisure facilities. The area is well connected, with the M5 motorway accessible at Junction 9, approximately 6 miles away. Mainline rail services are available from nearby Cheltenham Spa, providing direct connections to London Paddington, while Ashchurch for Tewkesbury station is also conveniently located approximately 2.5 miles away. The well-regarded Teddington Hands Inn is situated within around half a mile of the village, and a delight for socialising or lunches.

### The Property

Linden Lee occupies a prominent and unique position within a quiet cul-de-sac, offering over 2,590 sq ft of accommodation. The property is offered for sale with the opportunity to acquire an additional 0.26 acres, located just a stone's throw away, behind the property, and benefitting from no onward chain.

### Ground Floor

The front door opens into a spacious entrance hall with a cloakroom, providing access to the study, dining room, and large sitting room, both with sliding doors to the conservatory. The sitting room is centred around a log burner and enjoys a dual aspect, with sliding doors opening onto the rear garden. The kitchen/breakfast room is well-appointed with a comprehensive range of base and wall units, incorporating a double oven, gas hob, and space for a dishwasher and fridge/freezer, with a door leading





through to the conservatory. The utility room is conveniently located off the kitchen and offers plumbing for a washing machine, a sink, space for a tumble dryer, and a personnel door providing access to the garden.

### First Floor

Stairs near to the entrance hall reach to the first floor, where on the left is bedroom one that contains a generous principal suite comprising of its own hallway with an entrance to an en suite bathroom with both bath and walk-in shower. At the end of the short hall is a range of fitted wardrobes. Out to the right of the bedroom is a small airing cupboard, housing towels before bedroom two that also benefits from fitted wardrobes and its own, good sized, en suite bathroom. There are three further well-proportioned bedrooms on this floor, all with fitted wardrobes. In between these bedrooms is a family bathroom comprising a bath and separate walk-in shower.

### Outside

The property is approached via a private driveway providing ample parking which leads directly to a double garage. Timber gates are to the side of the property providing access to the enclosed, pleasant rear garden, which has a generous patio area surrounding the conservatory with seating. The garden is predominantly laid to lawn with a pathway through the centre and features a variety of mature trees and shrubs, a garden shed, and a small timber pergola.

### Additional land

The additional land is situated to the north of the property and is accessed via a track leading to a gated entrance. Extending to approximately 0.26 acres, it comprises a grass paddock with a well-spaced orchard layout.

### Services

Mains water, electricity, drainage. Oil fired central heating. Propane gas hob.

### Fixtures and fittings

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### Viewing

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

### Local Authority

Tewkesbury Borough Council,  
Public Services Centre,  
Gloucester Road,  
Tewkesbury,  
Gloucestershire. GL20 5TT  
01684 295010  
<https://tewkesbury.gov.uk/>

### Outgoings

Council Tax - Band G 2026/2027  
£3902.53

### What3words - Property

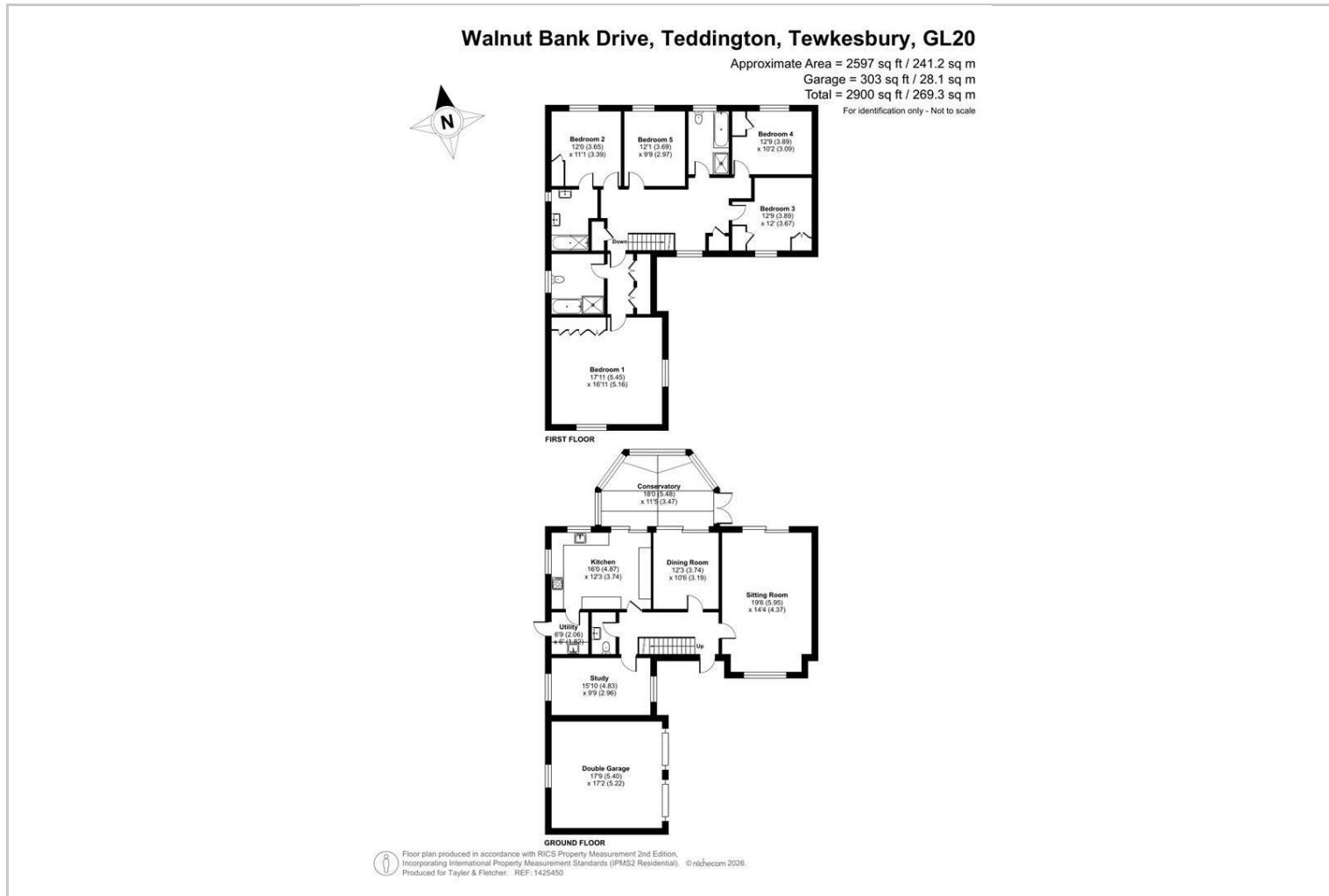
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### What3words - Paddock

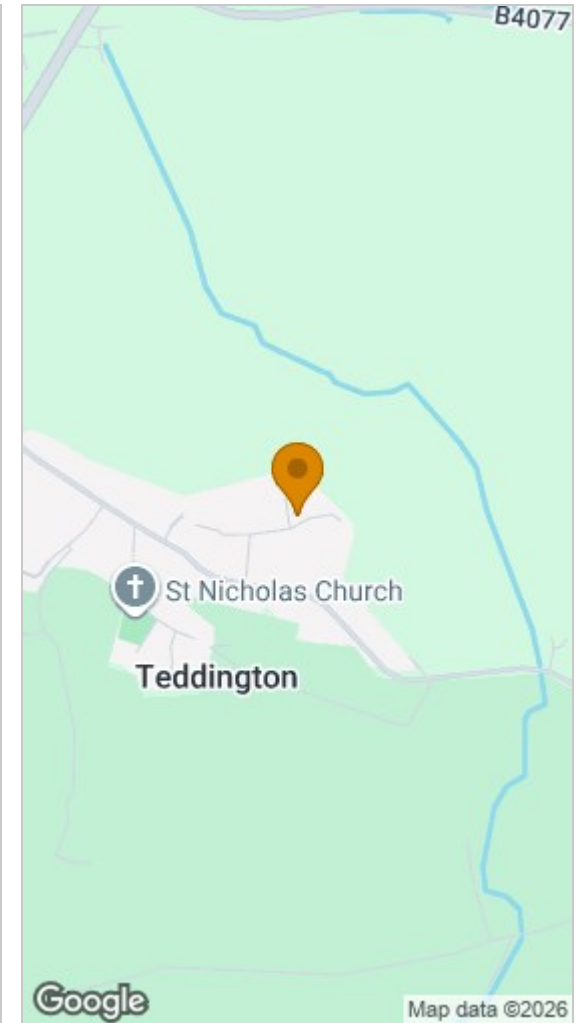
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## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 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.

