



ORCHARD HOUSE
Old Tewkesbury Road | Norton | Gloucestershire | GL2 9LR

HUGHES **HS** SEALEY *Incorporating*



Welcome to...

ORCHARD HOUSE

Welcome to Orchard House, a property that enjoys spacious accommodation throughout, coupled with a relatively private rear garden measuring circa 1/3 acre, located within a highly desirable village betwixt of Cheltenham, Gloucester and Tewkesbury and as such, comes with a high recommendation to view.

Located along a quiet country lane the property is within walking distance of the village primary school and pub – the recently renovated New Dawn Inn – whilst for a wider shopping experience and a host of restaurants and bars, the famous Gloucester Quays is within a 10-minute drive.

The property is accessed via double electric gates which in turn gives access to the parking area and front lawn. Stepping through the front door, takes you into the welcoming entrance hall where all the ground floor rooms are accessed.

The spacious living room enjoys wood flooring, double aspect windows and French doors leading to the conservatory which benefits from a wonderful overview of the property's mature garden. Further reception rooms include the formal dining room and separate study, a must for those now working from home or maybe for those that have smaller children, this becomes their playroom.

The kitchen is lovely and very in keeping with the property's setting. With wood fronted doors, a Belfast sink and a host of integral appliances, to include the freestanding Range cooker, we can very much see this room becoming the hub of the home. From the kitchen is a separate utility room which in turn leads to the UPVC garden room, which gives access to the property's garden and integral double garage.

Moving upstairs, there are the four double bedrooms and the property's family bathroom. Of the bedrooms, both the master bedroom and guest bedroom enjoy an en suite shower room whilst bedrooms three and four both enjoy double fitted wardrobes.









Explore outside...

ORCHARD HOUSE

Externally, the driveway to the front allows parking for multiple vehicles and the double garage benefits from light and power plus storage to the roof space. To the rear, the garden is mature and offers a high degree of privacy. Mainly laid to lawn, there is also a pond and paved terrace whilst the garden is enclosed by panel fencing and high, mature hedging.

- Modern four double bedroom family home, located in favoured Gloucestershire village
- Betwixt of Cheltenham, Gloucester and Tewkesbury.
- Village offers primary school, popular restaurant, great commuter links and countryside walks
- Three formal reception rooms to include; living room, dining room and study
- Fitted kitchen, utility room, garden room and additional conservatory

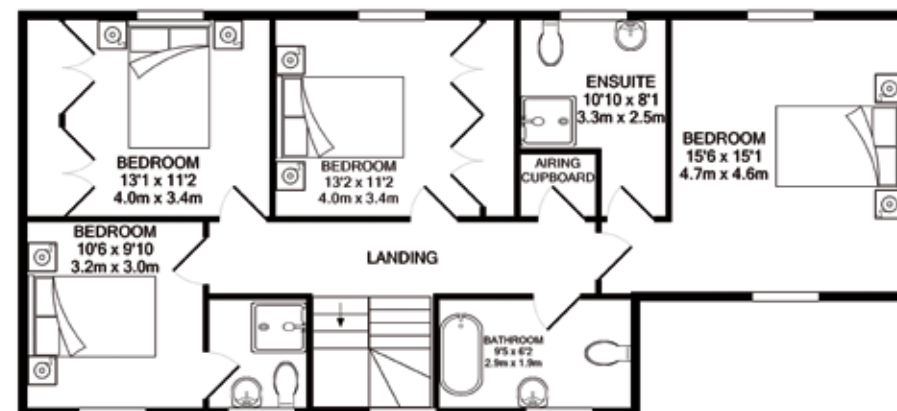
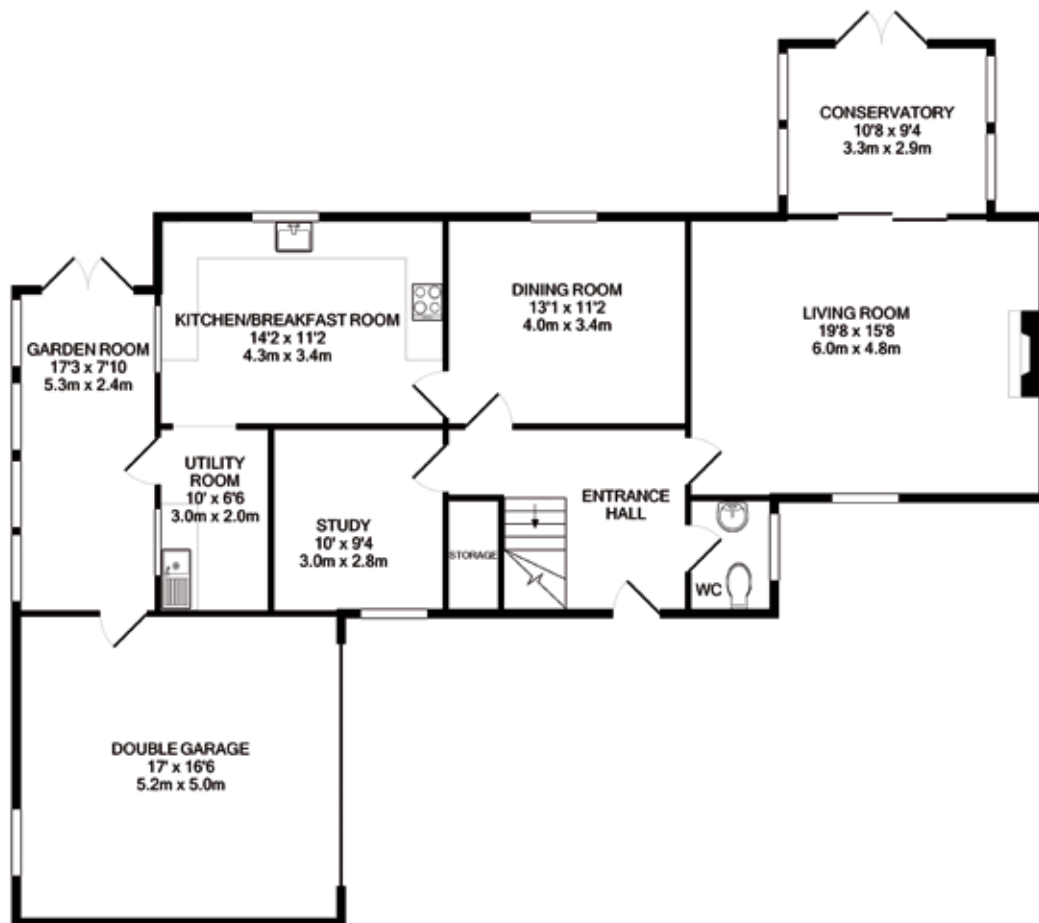
- Master bedroom with three-piece en suite shower room
- Guest bedroom with en suite shower room
- Bedrooms three and four with fitted wardrobes
- Three-piece family bathroom with roll top bath complete the property's accommodation
- Driveway accessed via electric gates leads to parking and integral double garage
- Highly private lawned rear garden measuring circa 1/3 acre

DIRECTIONS

Please enter the following postcode into your sat nav system: GL2 9LR.

As you drive along Old Tewkesbury Road, the property can be found on your right hand side (if approaching the road from Cheltenham).





TOTAL APPROX. FLOOR AREA 2339 SQ.FT. (217.3 SQ.M.)
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