



ORCHARD BANK
The Street | Tirley | Gloucestershire | GL19 4ES

HUGHES **HS** SEALEY

Welcome to...

ORCHARD BANK

Welcome to Orchard Bank, a four double bedroom property located in this extremely popular Gloucestershire village. Built in 1989, the home enjoys spacious accommodation across the two floors, which is coupled with a sizeable plot, both to the front and rear elevation. Add in that the home benefits from two reception rooms, a welcoming hallway, a modern kitchen/breakfast room, an en suite shower room to the master bedroom and an attached double garage, you begin to understand why this home comes with such a high recommendation to view.

Located in the heart of the village, the property is betwixt of Cheltenham and Tewkesbury, with both being only a short drive away. The Medieval town of Tewkesbury offers a wide variety of shops, bars, restaurants and café's, alongside the Roses Theatre whilst the Regency Spa town of Cheltenham enjoys the Promenade, Montpellier, Cheltenham Racecourse as well as the Town Hall and a variety of festivals that take place throughout the calendar year.

Returning to the property, the home enjoys a sizeable frontage whereby parking for four/five vehicles is easily achieved. There is, of course, the attached double garage for additional parking if needed. The garage benefits from light and power, plus an electric roller door. Inside, there is a wonderfully spacious and welcoming hallway giving access to the ground floor rooms which include two reception rooms, a modern kitchen/breakfast room, side hall and cloakroom.

The living room runs from the front to the back of the property and features a log burning stove inset to the chimney breast and French doors giving direct access to the rear garden. The dining room can be accessed via the living room or via a second door which is found to the head of the entrance hall.

The kitchen/breakfast room is modern with the kitchen enjoying a wealth of units which sit alongside a host of integrated appliances. With windows to both the front and rear, the room enjoys plenty of natural light. From the kitchen, a door leads to a side hall, which in turn provides access to the cloakroom, integral double garage and rear garden.

Upstairs are four double bedrooms and a family bathroom. The master bedroom at present is located to the front of the property and benefits from fitted wardrobes and a modern, three-piece en suite shower room.

Bedrooms two and three are both good sized rooms and both have fitted wardrobes. The final bedroom is located over the double garage so is a wonderful size and attached to the bedroom is an additional room which could be either a dressing room, study or potentially has the option to be converted to an en suite bath/shower room.









Explore outside...

ORCHARD BANK

Externally, to the rear is a wonderful size garden that enjoys a paved terrace with the remainder being laid to lawn, with the garden enclosed by panel fencing.

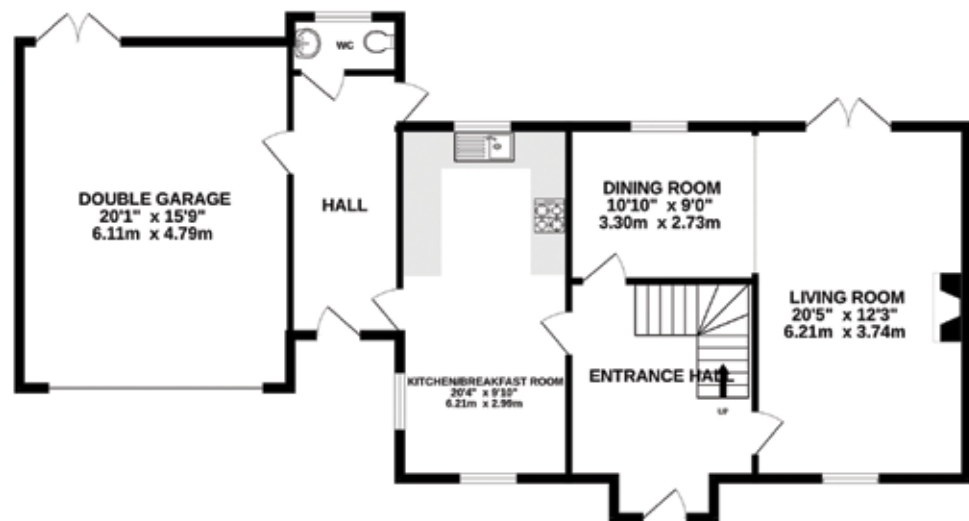
- A four-bedroom detached family home, located in this highly sought after village
- Enjoying a wealth of accommodation across the two floors
- Driveway parking to the front, leading to attached double garage with light and power
- Spacious entrance hall gives access to all ground floor rooms. Stairs rise to first floor
- Living room with French doors giving access to the rear garden. Log burning stove inset to chimney
- Kitchen/breakfast room enjoying a wealth of units, sitting alongside a host of integrated appliances
- Master bedroom with en suite shower room and fitted wardrobes
- Guest bedroom with adjoining room, either study, dressing room, potential for en suite shower room
- Two further double bedrooms and three-piece family bathroom
- Large, enclosed rear garden benefiting from paved terrace opening onto lawns

DIRECTIONS

To locate the property, please enter the following postcode: GL19 4ES. Upon entering the road, continue along where the property can be located on your left as advertised by our For Sale sign.



GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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