



17 MAYALLS CLOSE  
Tirley | Gloucestershire | GL19 4HW

HUGHES **HS** SEALEY



# Welcome to...

## 17 MAYALLS CLOSE

Welcome to Number 17, Mayalls Close, a wonderfully appointed and spacious four-bedroom detached family home, beautifully presented, and, as such, ready to move into and enjoy. The home offers a wealth of accommodation across the two floors, including two formal reception rooms, a stunning kitchen/breakfast room, a garden room, study and a utility room. Add in a beautifully appointed en suite to the master bedroom, a wonderful four-piece family bathroom, a detached double garage, an enclosed rear garden and a back drop over mature trees and fields, and 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 between Cheltenham and Tewkesbury, with both being only a short drive away. The mediaeval town of Tewkesbury offers a wide variety of shops, bars, restaurants and cafés, alongside the Roses Theatre, while the Regency Spa town of Cheltenham enjoys the Promenade, Montpellier, Cheltenham Racecourse, the Town Hall and a variety of festivals that take place throughout the calendar year.

Returning to the property, the home is located at the head of this very popular cul-de-sac and internally offers a wealth of accommodation across the two floors. A central entrance hall gives access to all of the ground-floor rooms, which include two formal reception rooms: the living room, complete with a log-burning stove inset to the chimney breast, and a dining room/family room that gives views over the garden, while a full-length glazed door gives access to the garden room.

The kitchen/breakfast room is stunning, offering a wealth of units that sit neatly alongside a host of integrated appliances. Furthermore, there is a space for a six- or eight-seater table and chairs, while French doors give access to the adjoining garden room, which is also a wonderful size. Completing the ground floor is a cloakroom, a study, a super utility area/boot room, and finally, the walk-in pantry. On the first floor, there are four good-sized double bedrooms. The master bedroom benefits from a well-appointed three-piece en suite shower room and space for freestanding wardrobes, as do bedrooms three and four, with bedroom two benefiting from fitted wardrobes. Completing the property's accommodation is the beautifully appointed four-piece family bathroom, which enjoys a freestanding bath and walk-in double shower.



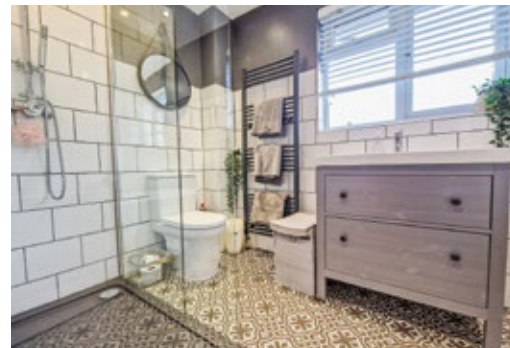
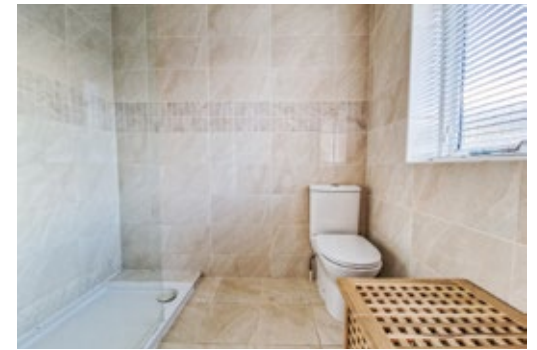














# Explore outside... 17 MAYALLS CLOSE

Externally to the front is a driveway allowing off-road parking for two vehicles, which in turn leads to the double garage, benefiting from light, power, and roof storage. To the rear is an enclosed garden that enjoys a high degree of privacy and benefits from a paved terrace, lawns, and finally a raised decked terrace located at the head of the garden.

- A wonderfully spacious four double bedroom detached family home
- Located in this very popular village and ready to move into and enjoy
- Driveway parking, plus detached double garage with light and power
- Enclosed rear garden offering lawns and decked seating area
- Central entrance hall, two formal reception rooms. Living room with log burning stove



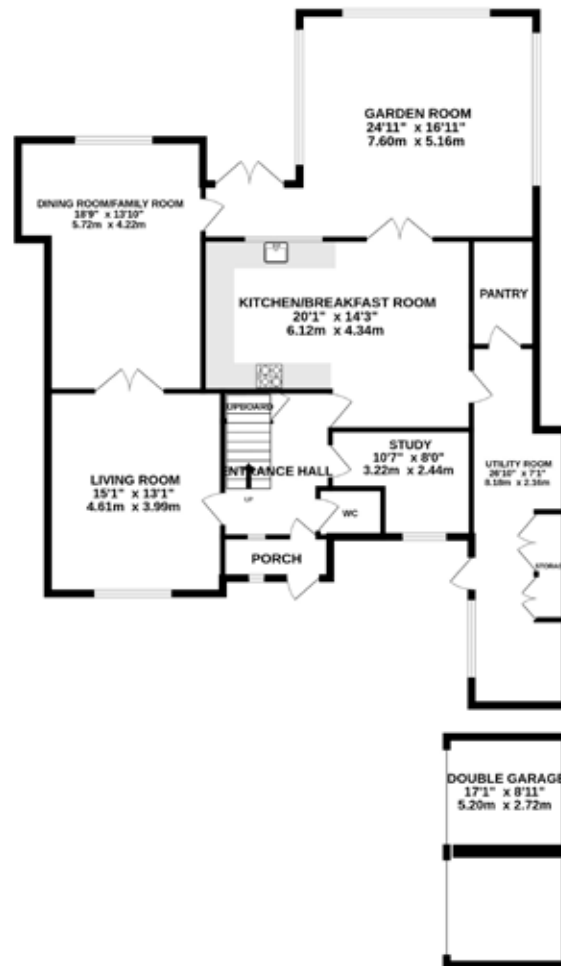
- Stunning kitchen/breakfast room, leading onto the garden room
- Ground floor completed with cloakroom, study, utility room and walk-in pantry
- Master bedroom with wonderfully appointed three-piece en suite shower room
- Three further double bedrooms and stunning four-piece family bathroom
- A property that comes with a high recommendation to view

## DIRECTIONS

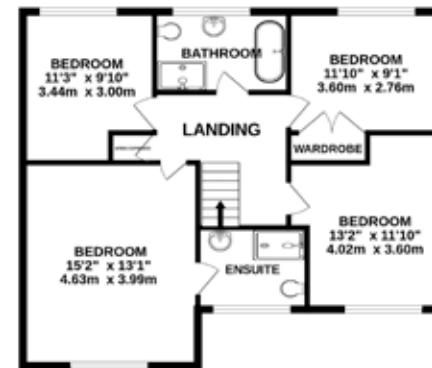
To locate the property, please enter the following postcode into your sat nav system: GL19 4HW. Upon driving into the road, follow the road to the right where the property can be located at the head of the cul-de-sac on your right.



GROUND FLOOR  
1577 sq.ft. (146.5 sq.m.) approx.



1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 2337 sq.ft. (217.2 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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Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY





HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

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