



2 PUCKRUP COTTAGES
Puckrup | Tewkesbury | GL20 6EL

HUGHES **HS** SEALEY

Welcome to... 2 PUCKRUP COTTAGES

Welcome to Number 2, Puckrup Cottages, a wonderful four-bedroom family home, which having been extended, offers a wealth of accommodation across the three floors. Add in that the property enjoys wonderfully mature gardens, plenty of driveway parking, a detached garage and elevated views over Tewkesbury and the Malvern Hills, you begin to understand why this super home comes with such a high recommendation to view.

Internally the property is accessed by a central entrance hall which in turn leads through to the inner hallway, where the stairs turn and rise to the first floor; whilst a door to the head of the room leads through to the spacious kitchen/dining room.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances which includes the free-standing range cooker. There is space for a six/eight-seater table and chairs whilst French doors lead through to the living room. The kitchen/dining room further benefits from a tiled floor, underfloor heating (which continues throughout the ground floor), and plenty of natural light from the front facing windows.

To the rear of the ground floor is the spacious living room, which is a stunning room. Enjoying plenty of natural light due to the side elevation windows and French doors that lead onto the rear terrace, the room is further complimented by a log burning stove and a wood floor.

Completing the ground floor accommodation is the utility/cloakroom.

On the first floor is the principal bedroom, guest bedroom and family bathroom whilst stairs rise to the upper level, where the remaining two double bedrooms can be located.

The master bedroom is located to the rear of the home and so enjoys views over the property's garden as well as the Malvern Hills in the background. Enjoying fitted bedroom furniture, the room also benefits from a modern, three-piece en suite shower room.

The guest bedroom is located to the front of the property and is a lovely double room whilst the family bathroom benefits from a roll top bath and separate shower.

To the upper level are the two remaining double bedrooms, both of which benefit from eaves storage.







Explore outside... 2 PUCKRUP COTTAGES

Externally, the property benefits from an expansive driveway which in turn leads to the detached garage which benefits from light and power. The garden is a lovely space and features a large, paved terrace, lawns, well stocked flower beds and finally a large, vegetable garden.

SERVICES

Oil central heating, mains water, mains electricity and private drainage. The property further benefits from solar panels which are returning circa £2000 per year and fibre to the property is supplied by Gigaclear.

LOCATION

2 Puckrup Cottages sits in this unique, delightful position close to Puckrup Hall Hotel and Golf Course. This super position has a quintessential English setting overlooking the village cricket field. Puckrup is perfectly situated for access to the M50 and M5 motorways whilst the nearby Twynning has a well-regarded primary school, village shop, post office, two public houses as well as the Twynning Recreation Amenity Complex.

This makes it ideal for modern rural living yet perfectly convenient for the surrounding centres of Tewkesbury, Worcester, Cheltenham and Upton-upon-Severn.

KEY FEATURES

- A stunning, four-bedroom family home, located in this ever popular hamlet
- Having been extended, the home enjoys a wealth of internal space across the three floors
- Driveway parking for multiple vehicles, detached garage and mature garden
- Garden enjoys a paved terrace, lawns, well-stocked flower beds and vegetable garden
- Ground floor enjoys entrance hall, inner hall and utility/cloakroom.
- Ground floor completed by a spacious kitchen/dining room and living room, with log burning stove
- On the first floor is the principal bedroom with en suite, guest bedroom and family bathroom
- To the upper level are the two remaining double bedrooms
- Wonderful, elevated views over Tewkesbury and towards the Malvern Hills
- Viewing is highly recommended

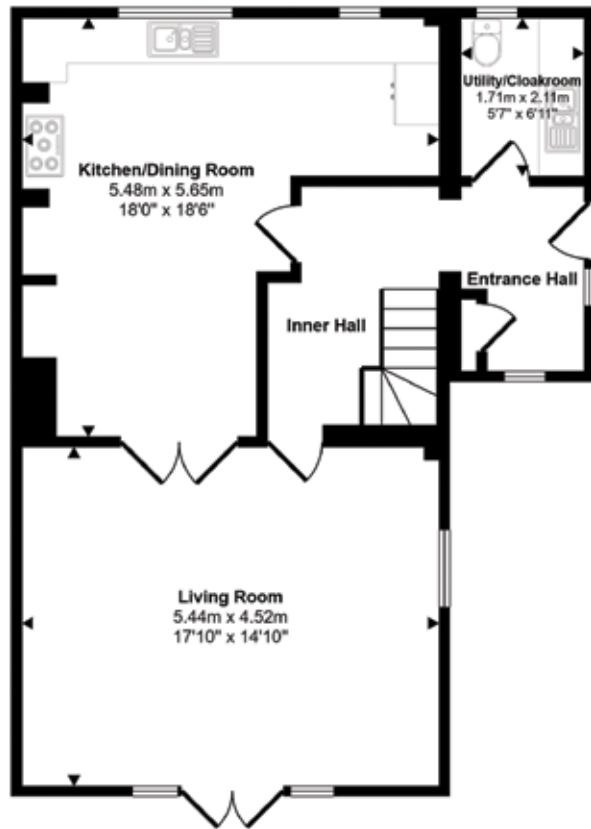
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 6EL. The property is located along a single lane and is the third property on the right.



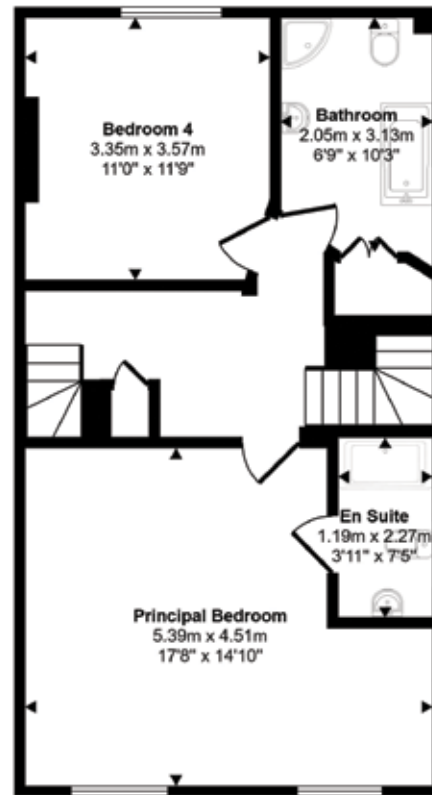


Approx Gross Internal Area
197 sq m / 2121 sq ft

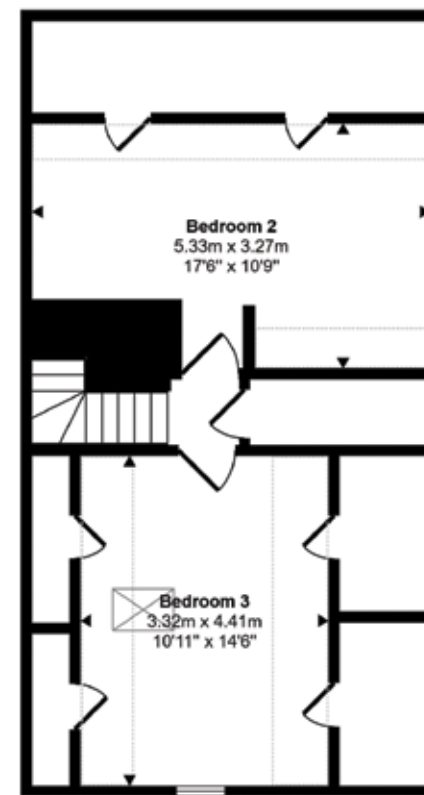


Ground Floor
Approx 66 sq m / 707 sq ft

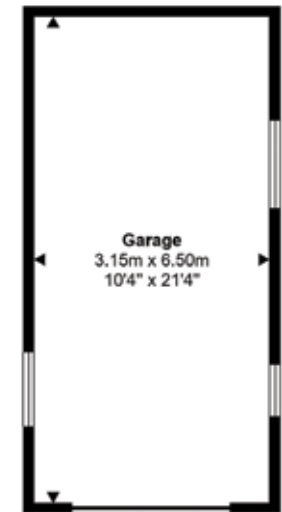
Denotes head height below 1.5m



First Floor
Approx 56 sq m / 604 sq ft



Second Floor
Approx 55 sq m / 590 sq ft



Garage
Approx 20 sq m / 220 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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