



ANVIL HOUSE

Church End | Twynning | Tewkesbury | Gloucestershire | GL20 6DA

HUGHES **HS** SEALEY

Welcome to... ANVIL HOUSE

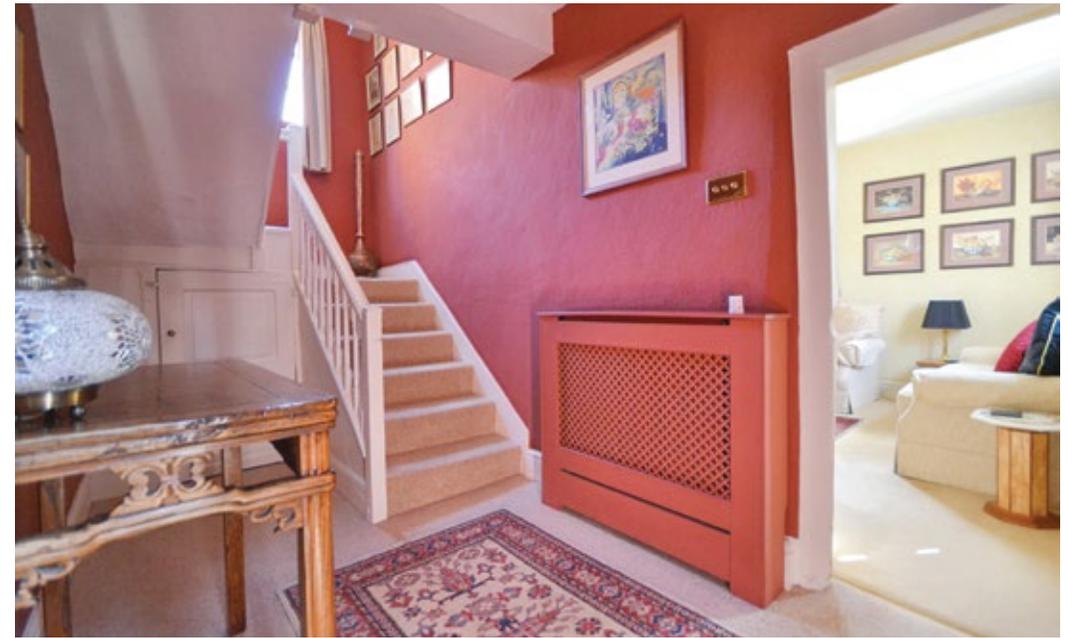
Welcome to Anvil House, a wonderful four double bedroom detached family home, located in the heart of this highly sought after village. Believed to be around 300 years old, the property is full of charm and character yet enjoys a wealth of accommodation across the three floors and is accompanied by a most stunning and mature walled garden that features a paved terrace, lawns, box hedging and a wealth of colour. Add in that the property further benefits from driveway parking and a modern, detached double garage, you can understand why viewing comes highly recommended.

Internally on the ground floor, a welcoming and central entrance hall leads you through to the two formal reception rooms, the living room on your right and the dining room to the left. The living room enjoys plenty of natural light from the double aspect windows whilst the dining room enjoys fitted cupboards to the alcoves and super views over the garden.

Completing the ground floor is a stylish kitchen/breakfast room which in turn leads through to the separate utility. The kitchen enjoys a wealth of fitted units which in turn sit alongside a host of integrated appliances. The breakfast area will comfortably house a four-seater table and chairs.

To the first floor is the principal bedroom, bedroom four and a four-piece family bathroom. The principal bedroom, along with bedroom four, benefits from fitted wardrobes whilst the family bathroom enjoys not only a bath but also a corner shower.

To the upper level are the two remaining bedrooms and a second, three-piece family bathroom. Both the bedrooms are double rooms and both enjoy wonderful, elevated views of either the garden or the village.









Explore outside... ANVIL HOUSE

Externally, the property enjoys off road parking which in turn leads to a modern, detached double garage which features light, power and electric, up and over doors. The garden is something to behold, full of colour and maturity, this really is a lovely space to sit and unwind. Enjoying a large, paved terrace, lawns and well-stocked flower beds, this is a garden that must be visited to fully appreciate all that is on offer.

LOCATION

The hamlet of Church End is located north of Tewkesbury and neighbours the larger village of Twynning which offers an array of local amenities that include a village shop and post office, two public houses and a village primary school. The nearest towns to Church End include the medieval town of Tewkesbury or proceeding further north, the riverside town of Upton Upon Severn is within equal distance.

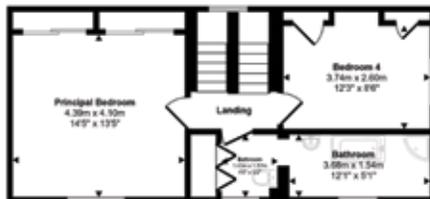
- A wonderful, four double bedroom detached family home, located in the heart of the village
- Dating back 300 years ago, the home historically has been a blacksmiths and a village shop
- Today, the home enjoys a wealth of character and spacious accommodation across the three floors
- The ground floor enjoys a central entrance hall and two reception rooms
- Completing the ground floor is a modern kitchen/breakfast room and a separate utility room
- On the first floor is the main bedroom and bedroom four, both with fitted wardrobes
- Completing the first floor is a four-piece family bathroom
- To the upper level are two double bedrooms and a second family bathroom
- The home benefits from stunning gardens, driveway parking and a detached double garage
- A property that comes with a high recommendation to view

DIRECTIONS

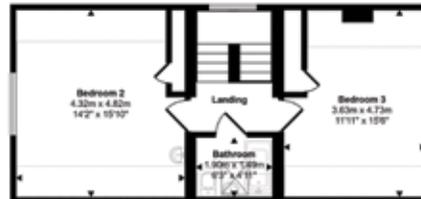
To locate the property, please enter the following postcode into your sat nav system: GL20 6DA. Upon arrival, the property can be identified by our For Sale sign.



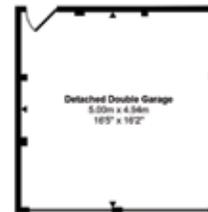
Approx Gross Internal Area
219 sq m / 2262 sq ft



First Floor
Approx 90 sq m / 957 sq ft



Second Floor
Approx 90 sq m / 957 sq ft

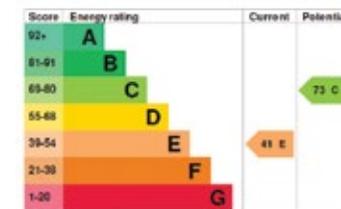


Garage
Approx 25 sq m / 268 sq ft

Ground Floor
Approx 88 sq m / 921 sq ft

Devices head height below 1.5m

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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Easyplan 200.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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