



FLEET FARM

Fleet Lane | Twyning | Tewkesbury | GL20 6DQ

HUGHES **HS** SEALEY

# Welcome to... FLEET FARM

Welcome to Fleet Farm, a property that offers so much accommodation that this really is a home that must be viewed to appreciate all that is on offer. Located in this highly sought after village, the home is offered for sale with no onward chain and is at a stage where one can apply their own stamp to the property.

Located on the edge of the village, this wonderful property enjoys riverside views and as such, benefits from two private moorings, ideal for those with a passion for the river/water. For wildlife watchers, nesting on the pond every year are several Canadian geese, swans, moorhens and ducks including a pair of Mandarin ducks.

For those needing a workshop or garaging, then this is also the perfect property for you, as not only do we have a block of five attached garages, there is also a detached double garage and if that wasn't enough, the property offers a workshop space that is circa 2500 square feet. Connected to three phase electricity and with a car lift in situ (available by separate negotiation), plus an internal office and adjoining W/C, plus a lean to/storage area that runs the entire length of the workshop, this is perfect for those looking to restore cars or motorbikes, although would suit a multitude of different uses.

In addition, the home benefits from a large driveway that houses 8-10 vehicles, has a wraparound garden comprising lawns, terracing and a sunken pond. The pond has a few varieties of fish including roach and several large mirror and common carp. Within the garden there is a greenhouse, garden shed, three outdoor taps and an external power socket.

If this wasn't enough, then there is also an attached paddock which is circa one acre. The field has geese, woodpeckers – both spotted and green – and also rare oyster regularly visit. The current owner has said that the paddock has been a fantastic camping area during their ownership, where they have held many BBQs with lots of river swimming, kayaking and paddle boarding. Whilst the outside is impressive, so is the inside of the property which enjoys a vast amount of accommodation, which is light, bright and spacious. The main home features a central entrance hall which provides access to all rooms as well as the adjoining one-bedroom annexe.

There are two large reception rooms, these being the living room which has sliding doors leading to a rear terrace, whilst the large side window overlooks the paddock. The second reception room is the dining room, which will comfortably house a 12-seater table and chairs.

A door from the dining room leads straight through to the kitchen/

breakfast room which offers a wealth of fitted units which sit alongside a host of integrated appliances. To the head of the room, a door leads through to the separate utility room.

Further rooms include a garden room, a modern, three-piece shower room, additional family bathroom and a study, which could be utilised as a single fourth bedroom, if the need arose.

Of the remaining rooms, there are two good sized double bedrooms and a large single room.

Completing the property is the adjoining one-bedroom annexe. The annexe enjoys a modern fitted kitchen/breakfast room which offers a wealth of units which sit alongside a host of integrated appliances, a modern wet room style shower room, a double bedroom that enjoys super open views and finally a living room.

The annexe is perfect for those families who are looking to undertake multi-generational living or if desired, could create an income by way of an Air BNB or shorthold tenancy.

Fleet Farm offers so much accommodation both inside and out, that to truly understand all that is on offer, an internal viewing is a must and is something that is highly recommended.















# Explore outside... FLEET FARM

The village of Twyning is found three miles north of the Medieval town of Tewkesbury and offers a village shop and post office, a primary school and two public houses, The Village Inn and The Fleet Inn, with the latter sitting on the banks of the River Avon. For the commuter, the village is located within close proximity to the M50 and M5 motorway plus the A38 making Worcester, Cheltenham and South Wales easily accessible.

## KEY FEATURES

- A wonderful three-bedroom detached bungalow, located in this highly sought after village
- Also benefitting from an adjoining one bedroom annexe
- Further benefits include a five block garage, a detached double garage and a 2500 sqft workshop
- Delightful gardens, attached paddock, two moorings and riverside views

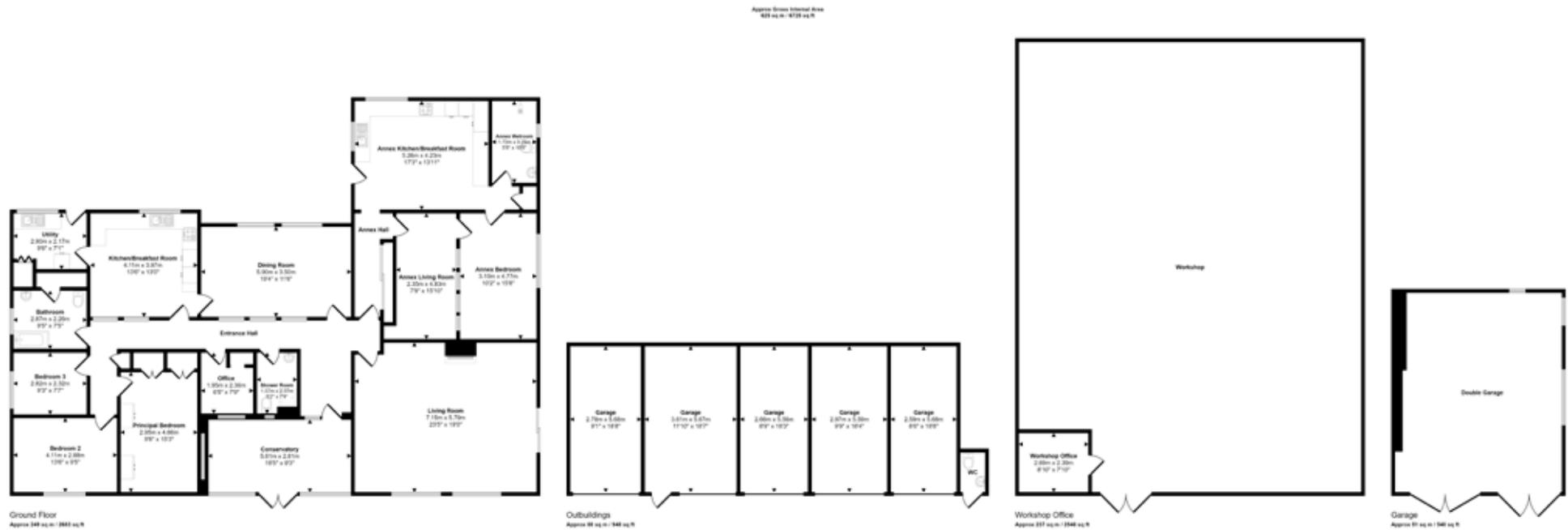
- Offered for sale with no onward chain. Benefiting from solar panels giving a return payment
- Entrance hall, living room, dining room, kitchen/breakfast room and utility
- Further rooms include garden room, study, bath and shower room plus three bedrooms
- Annexe enjoys kitchen/breakfast room, wet room, bedroom and living room
- At a stage where one can apply their own mark to the property
- A home that offers a wealth of accommodation. Internal viewing is highly recommended

## DIRECTIONS

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







This floor plan is only for general guidance and is not to scale. Measurements of rooms, areas, windows, and any items are approximate and no responsibility is taken for any errors, omissions or misstatements. Some of items such as wall-thickness and representations only and may not look like the real items. Made with Home Design 360.

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