



THE NEW HOUSE
Cheltenham Road | Kinsham | Tewkesbury | GL20 8HP

HUGHES **HS** SEALEY

Welcome to... THE NEW HOUSE

Welcome to The New House, an individually built, four double bedroom, detached family home which is in the highly sought after village of Kinsham. Offered for sale with no onward chain, the home is situated within a sizeable and mature plot that enjoys gardens to three sides and has a backdrop over privately owned woodland. Add in that the property benefits from three reception rooms, a modern kitchen/breakfast room, an attached double garage and a wealth of privacy, you begin to understand why this home comes with such a high recommendation to view. Accessed via a five-bar gate, the property benefits from a sizeable gravelled driveway which allows off road parking for multiple cars. The driveway leads to the attached double garage which benefits from light, power and an electrically operated up and over door.

Internally, the home enjoys a spacious and welcoming entrance hall which is flooded with natural light from the portrait window that sits over the stairwell, located to the rear of the room. From the hallway access is gained to the cloakroom, living room, dining room and kitchen/breakfast room.

The living room enjoys plenty of natural light due to a large bay window to the front elevation, full length glazed sliding doors to the rear and additional side windows and as such once in the room, multiple views are enjoyed over the gardens and neighbouring woodland. Completing the room and providing a central focal point is a gas living flame fire.

The kitchen/breakfast room is very modern and boasts a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, the room enjoys inset spotlight to the ceiling, kickboard lighting and access to the front garden.

Completing the ground floor is the dining room which enjoys views to the rear and finally the snug which has sliding doors which lead onto the front garden.

Upstairs are four good sized double bedrooms and the family bathroom. The master bedroom benefits from a modern, four-piece en suite bathroom. Of the bedrooms, three are located to the front of the property and so enjoy far reaching views across the village and over a neighbouring paddock which is often grazed by sheep.









Explore outside... THE NEW HOUSE

Externally the home enjoys mature gardens to three sides with the front garden predominantly laid to lawn, encased by mature flower beds and hedging. The side garden is also lawned and enclosed by estate fencing, so allowing one to enjoy the neighbouring views, whilst the rear garden offers a smaller lawned area and paved terracing.

LOCATION

The hamlet of Kinsham neighbours the larger villages of Kemerton and Bredon, with the larger village of Bredon offering a thriving community and amenities such as a village shop and post office, an OFSTED 'outstanding' rated primary school, doctors' surgery, a village hall and two public houses. The village is also home to football, rugby, and bowls clubs. The nearest town is the mediaeval town of Tewkesbury, which offers supermarkets,

restaurants, coffee shops and a leisure centre. For commuters, there is a train station at Ashchurch, and Tewkesbury sits just off Junction 9 of the M5 motorway.

KEY FEATURES

- An individually built four double bedroom detached family home, located in this sought after village
- Backing onto privately owned woodland, the home is offered for sale with no onward chain
- Sat within a super mature plot, enjoying lawns, terracing and well stocked flower beds
- Driveway parking for multiple vehicles
- Attached double garage

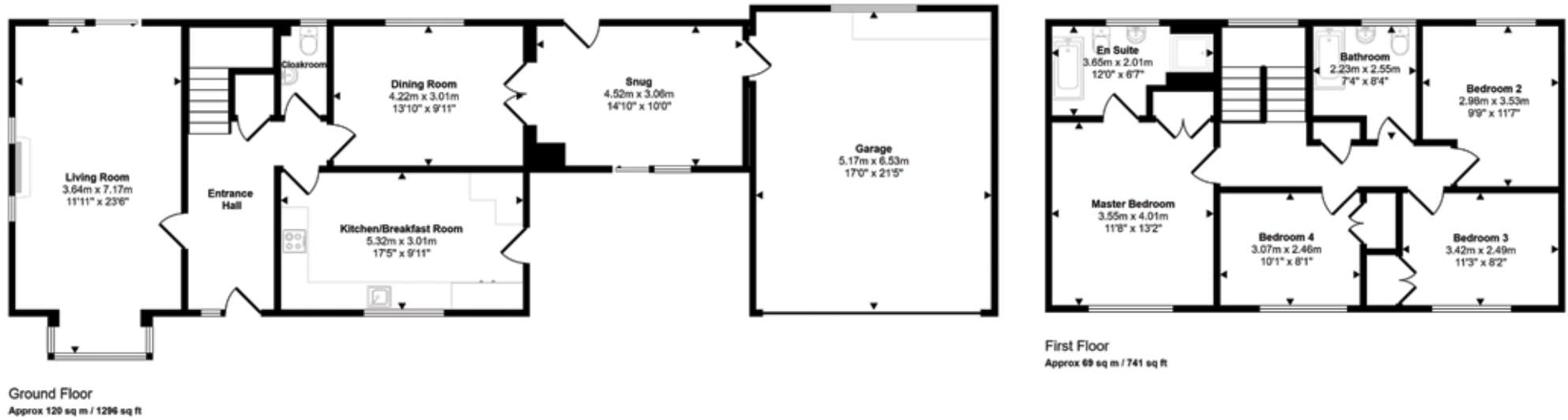
- Entrance hall, cloakroom and modern kitchen/breakfast room, offering an array of fitted units
- Three reception rooms comprising living room, dining room and snug
- Living room enjoys super views to both the front and rear elevation
- Master bedroom with super views to the front elevation plus four-piece en suite bathroom
- Three further double bedrooms and modern, 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: GL20 8HP. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
189 sq m / 2037 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.

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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