



PLOT 8, QUEENS HEAD CLOSE
Aston Cross | Tewkesbury | Gloucestershire | GL20 8FJ

HUGHES **HS** SEALEY

Welcome to... PLOT 8, QUEENS HEAD CLOSE

Welcome to Queens Head Close, located in the hamlet of Aston Cross. With the first phase of the development built in 2019, this second phase is due to be completed in the summer of 2025 and will see a further ten properties constructed, offering a mixture of two, three and four-bedroom homes, all completed to a super specification which will be offered for sale with a six year architects' certification.

Plot 8 is one of the largest plots being built on the development and as such offers a wealth of accommodation across the two floors. Furthermore, the home benefits from driveway parking for up to four vehicles, whilst also benefiting from an attached double car port. To the rear the property enjoys an expansive garden which will be landscaped, and the new owner will enjoy open views across Gloucestershire countryside to the side and rear elevations.

Internally the property enjoys a spacious and welcoming entrance hall which will provide access to all the ground

floors rooms whilst an impressive staircase provides access to the first floor. On the ground floor the property enjoys a cloakroom and utility room plus a sitting room and a stunning open plan kitchen/dining/family room.

The sitting room enjoys a wealth of natural light from the French doors which provide access into the garden and onto the rear terrace whilst the kitchen/dining/family room enjoys bi folding doors to the head of the room and an additional full length glazed door to the side elevation.

The kitchen features a wealth of fitted units which sit alongside a host of integrated appliances to include fridge/freezer, induction hob, extractor fan and dishwasher.

Upstairs, there are four good sized bedrooms with three of the bedrooms benefiting from three-piece, en suite shower rooms. Furthermore, the two larger bedrooms found to the front and rear elevations benefit from fitted wardrobes. Completing the upstairs is the three-piece, family bathroom.









Explore outside... PLOT 8, QUEENS HEAD CLOSE

Externally to the front, the home has a double width driveway which will allow parking for four vehicles and in turn leads to the attached, double car port which has light and power. To the rear, the landscaped garden enjoys a paved terrace which in turn opens onto lawned gardens, of which will be enclosed by panel fencing.

Further benefits to the property include heating by way of air source heat pump, 3.5 KWH solar panels, fitted into the roof structure, underfloor heating to the ground floor, high level thermal and sound insulation and EV charging point.

AGENTS NOTE:

1. The property will enter the Queens Head Close Management Company, meaning the home is liable to a yearly charge of £250.00 which covers the cost of external maintenance to the private road and cutting of communal grass and hedges.
2. Please note images used are library pictures, used purely for the marketing of the property.

LOCATION

This new development is located just outside of the Medieval town of Tewkesbury yet due to its position will allow the homeowner great access to the M5 (Junction 9), Cheltenham and Evesham. Just a mile away, is the new Cotswold Designer Shopping Village which neighbours a large garden centre whilst Tewkesbury itself enjoys a wealth of independent and national shops, banks, restaurants, supermarkets, coffee shops and public houses.

Within two miles of the development is Bredon, which benefits from two public houses, a village shop, post office, doctors surgery, church and riverside walks.

KEY FEATURES

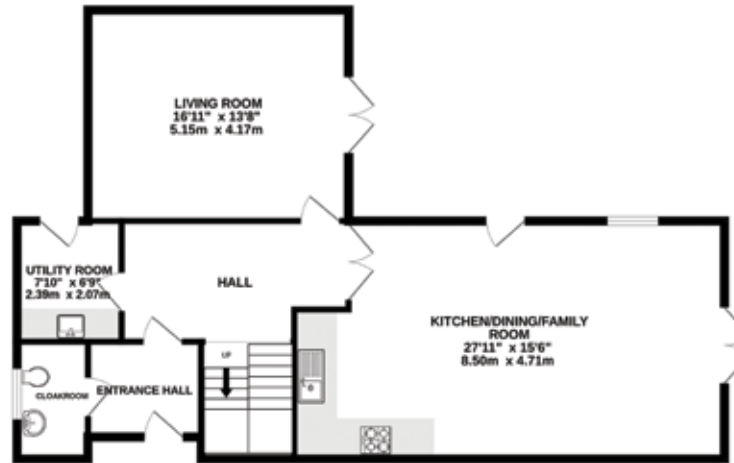
- A wonderful four-bedroom detached family home, due for completion in Summer 2025
- The home will be finished to a super specification and offers a wealth of accommodation
- Benefiting from driveway parking, double attached car port and landscaped rear garden
- Internally the home enjoys a spacious entrance hall, cloakroom and utility room
- A stunning, open plan kitchen/dining/family room with bi folding doors to the rear garden
- Kitchen will enjoy a wealth of fitted units, which sits alongside a host of integrated appliances
- The property further benefits from a separate living room with French doors to rear garden
- Master bedroom, guest bedroom and bedroom three all offer en suite shower rooms
- One further bedroom and a family bathroom complete the accommodation
- Viewing is highly recommended

DIRECTIONS

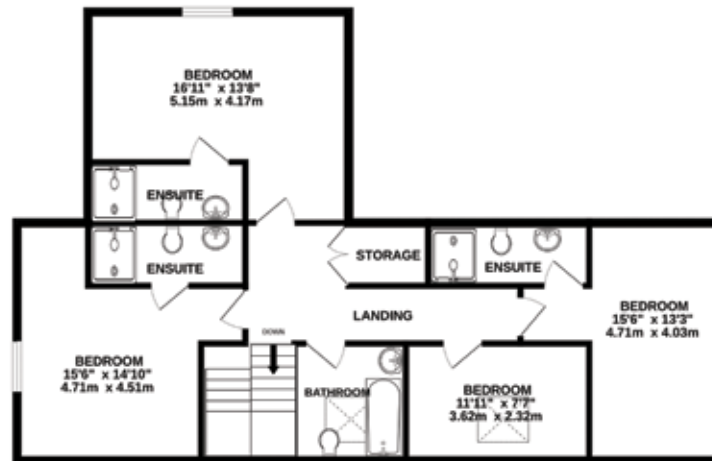
To locate the property, please enter the following postcode into your sat nav system: GL20 8FJ. Proceed into the development and at the end of the private road, access to the new development is found.



GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 1870 sq.ft. (173.8 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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