



TWITTOCKS HOUSE

Twitlocks | Ripple | Tewkesbury | GL20 6HG

HUGHES **HS** SEALEY

# Welcome to... TWITTOCKS HOUSE

Welcome to Twittocks House, a wonderfully spacious four-bedroom detached family home, that enjoys a wealth of internal accommodation, totalling just over 2,700sqft. Beautifully presented, the property further boasts a mature and private garden and adjoining flat paddock of circa two acres which within sits a large, detached Dutch barn that benefits from light and power. Furthermore, the property benefits from a spacious driveway, attached garage, as well as a detached double, open fronted, triple car port and it is because of the above that this property comes with such a high recommendation to view.

Internally the property enjoys a spacious, welcoming central entrance hall which provides access to many of the ground floor rooms, which include

a cloakroom, study and living room. The living room is located to the rear of the property and so enjoys views over the garden and paddock with French doors leading onto a sizeable rear terrace. Providing a focal point to the room is a log burning stove which is inset to the chimney breast.

Additional rooms to the ground floor include a separate dining room, which like the living room enjoys a log burning stove, a spacious and well-appointed kitchen/breakfast room, separate utility room with a fitted pantry and finally a shower room.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances, whilst to the centre of the room is an island. The breakfast room comfortably houses a four-six seater table and chairs and

French doors to the head of the room, lead onto the rear terrace.

On the upper floor is a landing that provides access to the four bedrooms and family bathroom. The principal bedroom is a room to behold. Enjoying his and her's fitted wardrobes and a four-piece, en suite shower room, the room also features sliding doors to the rear elevation which lead out to the private balcony, from where one can enjoy spectacular sunsets as the sun goes down over the Malvern Hills.

Of the remaining bedrooms, two of the rooms are double rooms and are located to the rear of the home so allow one to enjoy views over the garden and paddock, whilst bedroom four is a single room and is located to the front of the property.









## Seller Insight...

Twittocks House is an exceptionally solid house with a wonderfully spacious garden, with plenty of space to play games with the children as well as enjoying peaceful interludes, both in the garden and in the hot tub,

Our favourite room has to be the master bedroom. When we purchased the property, we could already enjoy the wonderful view that the room afforded to us but we wanted to further enhance this so shortly after completing on the property, we submitted planning permission to extend the room, as well as adding on a private balcony, which has now been completed and we are so pleased with the outcome. The balcony is a wonderful space and allows us to enjoy a morning coffee or evening glass of wine, while watching the sun set over the Malvern's

We particularly love the gardens and grounds that Twittocks House enjoys. We are keen gardeners and have put a lot of time into the garden, creating maturing beds whilst we have also created a raised vegetable garden and for us there is nothing better than watching the produce grow that we have planted and tended.

We have had so many memorable events whilst owning the property. To have a home which can accommodate the family and hold parties and gatherings has been a delight. Our friends and family have camped or brought caravans and pitched up on the paddock and this has allowed us to talk and entertain well into the evening without anyone needing to worry about going home.

We will really miss the views of the Malvern's. There is something so very special about sitting in the garden or relaxing in the hot tub and watching the skyline change to a deep orange and the Malvern's becoming dark as the evening sun dips behind them. It is a very special sight and whilst one that we will miss, it will certainly be something that the new owners can look forward to enjoying.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.*















# Explore outside... TWITTOCKSHOUSE

Externally, there is a gravelled driveway at the front of the property which allows for off road parking for a multitude of vehicles. Furthermore, the driveway allows access to the detached, open fronted triple car port as well as the attached garage, which benefits from light, power and pedestrian access to the rear garden.

Above the garage and accessed via an external spiral staircase is a home office space, which enjoys a super view over the neighbouring golf course (Puckrup). A further driveway is located to the side of the property which continues past the rear garden and up to the Dutch barn, so for those thinking of keeping horses/livestock, one can drive a tractor or horse lorry straight to the barn.

To the rear of the property is a beautifully appointed mature garden that enjoys a large, paved terrace, perfect for outdoor dining and entertaining, mature flower beds, a covered hot tub, lawns and a vegetable garden with raised beds, a greenhouse and garden shed.

The adjoining paddock is flat and is enclosed by mature hedging and fencing and is well draining. From the paddock, one can enjoy the super backdrop of the Malvern Hills.

## LOCATION

Twittocks House 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 detached property, located in this highly sought after village
- Beautifully presented, this is a property that is ready to move into and enjoy
- Enjoying mature and private gardens, the property also benefits from a paddock being circa two acres
- Range of outbuildings to include attached garage, detached car port and Dutch barn
- Internally the home enjoys a wealth of accommodation across the two floors
- Entrance hall, study, living room with log burning stove. Dining room, also with log burning stove
- Super kitchen/breakfast room, separate utility room and ground floor shower room
- Principal bedroom with fitted wardrobes, four-piece en suite and private balcony
- Two further double bedrooms, one single bedroom and family bathroom
- A property that must be viewed to fully appreciate all that is on offer

## DIRECTIONS

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





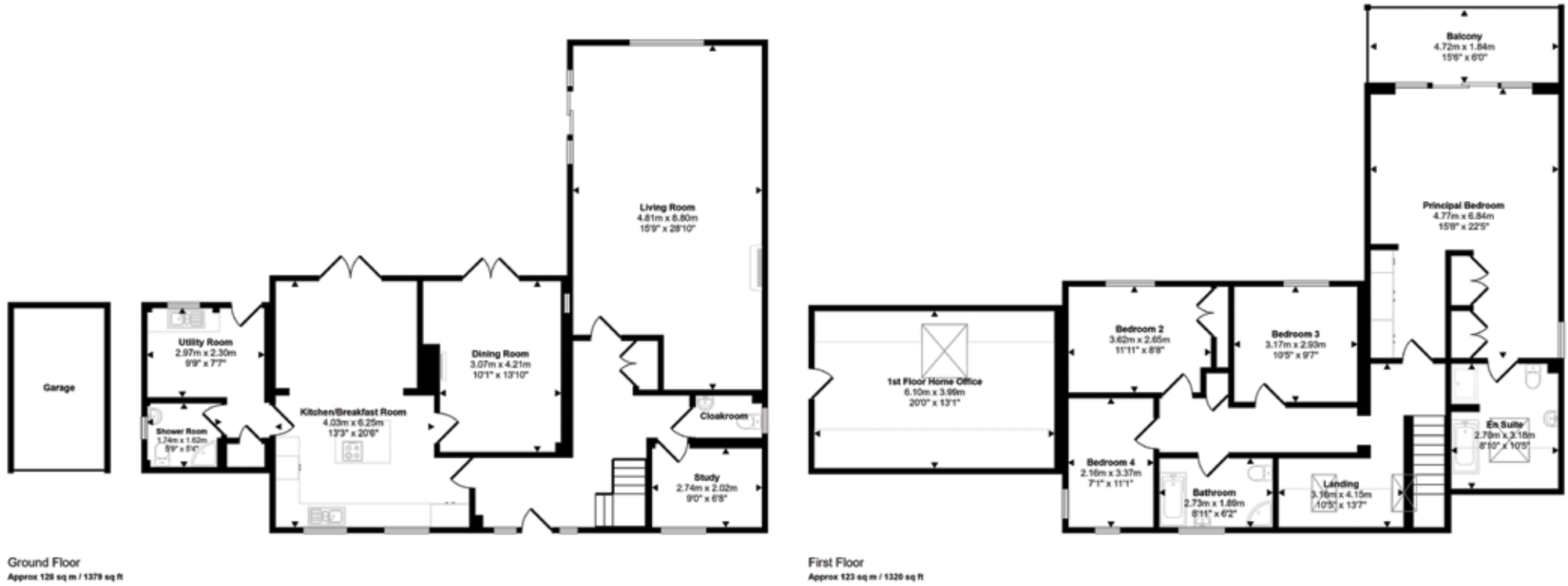








Approx Gross Internal Area  
251 sq m / 2689 sq ft



Denotes 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sprayy 360.

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