



3 KINSHAM CLOSE
Cheltenham Road | Kinsham | Tewkesbury | GL20 8JQ

HUGHES **HS** SEALEY

Welcome to... 3 KINSHAM CLOSE

Welcome to Number 3, Kinsham Close, a delightful two double bedroom semi-detached family home, located in this highly sought after village and offered for sale with no onward chain. Furthermore, the property enjoys off road parking, a detached single garage and a large rear garden with adjoining orchard. Historically and now lapsed, the home has been granted planning permission for a two-storey extension to the rear of the building. Full details can be found by going onto the planning portal for Wychavon District Council and using the reference: 20/00749/HP

Internally the property enjoys a wealth of accommodation across the two floors with the ground floor featuring an entrance porch, entrance hall, rear lobby and cloakroom. Further rooms include a spacious living room, located to the front of the property, a conservatory and finally the kitchen/breakfast room which features a wealth of fitted units and will allow space for a four-seater table and chairs.

To the upstairs are the two double bedrooms and the family shower room. Both bedrooms benefit from fitted wardrobes/storage whilst both bedrooms also enjoy elevated views over open fields to the front elevation.







Explore outside... 3 KINSHAM CLOSE

Externally, the property enjoys driveway parking for multiple vehicles which in turn leads to the detached single garage. The rear garden is a wonderful size and as such the home offers expansive lawns, seating areas and well stocked borders, whilst to the head of the garden is a small orchard.

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.

- A two double bedroom semi-detached family home located in this sought after village
- Offered for sale with no onward chain
- Driveway parking for multiple vehicles, leading to detached single garage
- Large rear garden offering lawns, well-stocked borders and a small orchard

- Planning permission historically granted for a rear, two storey extension
- Entrance porch, entrance hall, cloakroom and rear lobby
- Further ground floor rooms include living room, kitchen/breakfast room and conservatory
- Two double bedrooms to the first floor plus family shower room
- Internal viewings recommended

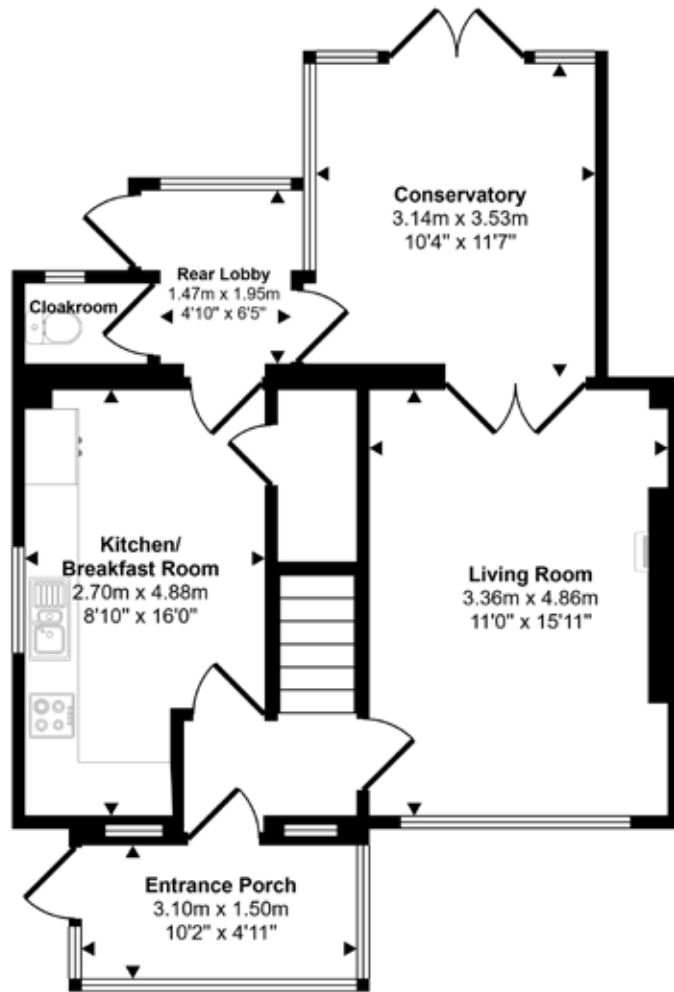
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 8JQ. Upon arrival, the property can be identified by our For Sale sign.

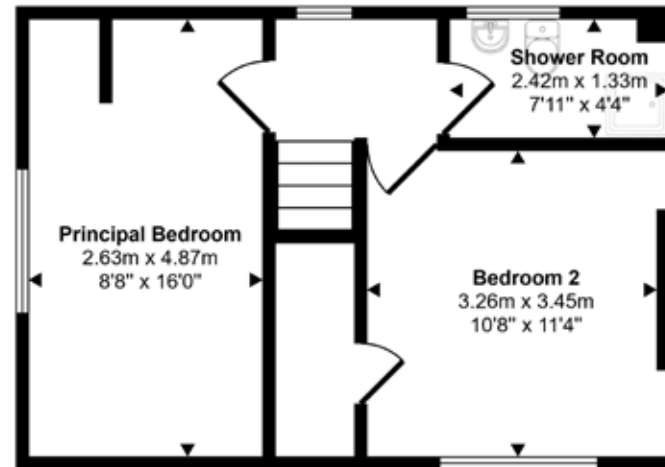




Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 58 sq m / 629 sq ft



First Floor
Approx 35 sq m / 382 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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