



HILLEND COTTAGE

Hillend | Twyning | Tewkesbury | GL20 6DW

HUGHES **HS** SEALEY

Welcome to... HILLEND COTTAGE

Welcome to Hillend Cottage, an extended, four double bedroom period cottage located in this super spot within this highly sought after village. Sat within a mature plot of circa 0.6 acre, the home boasts elevated views to the rear whilst to the front, the home enjoys views over common land.

Enjoying a wealth of accommodation across the two floors, the home further benefits from driveway parking, an array of outbuildings and is located along a private lane giving access to only two other properties and as such, one enjoys a high degree of privacy and quietness and it is because of the above, that this property comes with such a high recommendation to view.

Internally the property enjoys a wealth of accommodation across the two floors with the ground floor featuring three formal reception rooms, a kitchen/breakfast room, rear lobby, shower room, utility room and finally, a ground floor double bedroom with en suite shower room.

Of the three reception rooms, these comprise of a living room which features an open fireplace, providing a focal point to the room, a snug which has sliding doors leading onto the expansive rear terrace and finally the dining room, next to the kitchen/breakfast room, which will comfortably house a four/six-seater table and chairs.

The kitchen enjoys a good selection of fitted units which sit alongside a host of integrated appliances. Furthermore, there is a freestanding Rayburn, which is used as a cooking source as well as the heating and hot water. From the kitchen, a door leads through to the rear hall which in turn allows access to the ground floor shower room and beyond to the spacious utility room.

Upstairs the property has a spacious landing which allows access to the three double bedrooms and family bathroom. The bedrooms are all lovely and light and enjoy views either across the rear garden and beyond to the Malvern Hills or to the front elevation and across the neighbouring common.









Explore outside... HILLEND COTTAGE

Externally the property sits within a mature garden of circa 0.6 acre. Within the garden is a large, expansive raised, rear terrace, ideal for alfresco dining, as well as a large lawned area, where within are a series of mature fruit trees. To the head of the garden are some timber outbuildings, which are ideal for storage. Furthermore, there is a large parking area, which will comfortably house four/six vehicles. Due to the orientation of the garden, one will enjoy spectacular sunsets as the sun drops behind the Malvern Hills.

LOCATION

The property is located in the village of Twynning, which is found three miles north of the mediaeval 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 commuters, the village is located in close proximity to the M50 and M5 motorways plus the A38, making Worcester, Cheltenham and South Wales easily accessible.

KEY FEATURES

- A four double bedroom detached cottage, located in this highly sought after village
- Situated along a private lane, the home enjoys a high degree of privacy and quietness
- The property sits within a mature plot of 0.6 acre, comprising lawns, terracing and mature trees
- Enjoying elevated views to the rear and views over common land to the front elevation
- Within the garden is a series of outbuildings

- Driveway parking for multiple vehicles
- Internally the property enjoys a wealth of accommodation across the two floors, having been extended
- Internally offering: living room, snug, dining room, kitchen/breakfast room, shower room and utility
- Completing the ground floor is a double bedroom with en suite shower room. Doors to rear terrace
- Three double bedrooms and family bathroom to the first floor
- A property that must be viewed to be fully appreciated

DIRECTIONS

To locate the property, please enter the postcode GL20 6DW into your sat nav system. There is a private track that leads to three homes, please follow the track and Hillend Cottage is the second house on the left.



Approx Gross Internal Area
159 sq m / 1713 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 Snaggy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
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