



PETER BALL & CO.
ESTATE AGENTS

29A ASHCHURCH ROAD, NEWTOWN, TEWKESBURY GL20 8DP

Offers in excess of £500,000

- Large Detached Family Home
- Four Double Bedrooms
- En-Suite & Walk-in Wardrobe
- Re-Fitted Family Bathroom
- Three Reception Rooms
- Superb Family Kitchen
- Utility & Guest WC
- South Facing Garden

PROPERTY DESCRIPTION

An astonishing family home presented to what is an exceptionally high standard throughout. Built in 2000 this family home offers approx. 2,000 sq. feet of accommodation, superbly modernised family bathroom and en-suite shower room. Installed in 2012 were PV Panels and again in 2016 a new boiler. On entering the spacious reception hallway, it is clear what outstanding accommodation lies ahead. The double winding staircase has inset glass panels, an under stairs storage cupboard and there is a door to the guest cloakroom and there are three reception rooms to include a main living room with a beautiful fireplace, separate study and dining room both of which have double doors to the south facing garden. The large family kitchen has ample space for a dining table and a full range of integrated appliances (Range cooker available by separate negotiation). There are four impressive double bedrooms, with the master having a walk-in wardrobe and in



2017 a new en-suite shower room. The main family bathroom has a separate shower enclosure and has also been updated in 2016. Outside there are both a covered walkway and BBQ/ seating area together with a good sized south facing garden with lighting, power and water with gated access to the front.

SITUATION

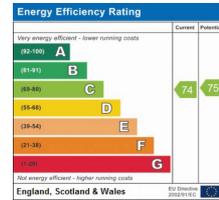
The historic town of Tewkesbury is a wonderful market town which boasts a living museum of architecture and social history spanning over 500 years. The 12th-century Abbey dominates the town and there is a good selection of speciality shops, antique shops, tea and coffee shops, inns, pubs and restaurants. An open air Market is held twice weekly and a farmers market is held on the second Saturday of each month. The main shopping areas are on High Street, Church Street and Barton Street. Tewkesbury has easy access to the M50 and M5.

DIRECTIONS

From our Tewkesbury office continue along Barton Street onto Ashchurch Road. Continue through two sets of traffic lights, past the garage and 29A is the first house on the right after Elmbury Drive.

ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band E.
Agents Note ; The loft has both light and power, carpeting and heating.



Viewing by appointment with your local office of

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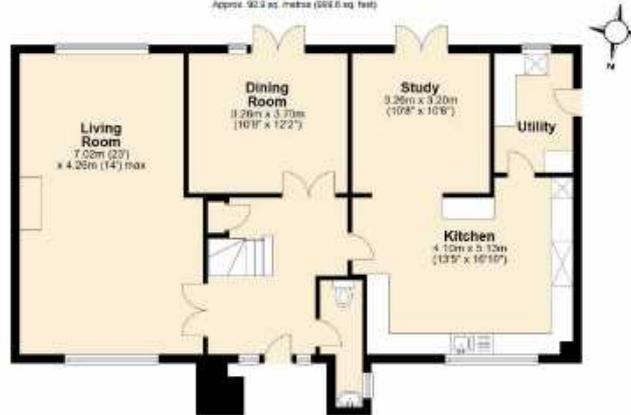
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 90.2 sq. metres (988.8 sq. feet)



First Floor

Approx. 90.2 sq. metres (970.2 sq. feet)



Total area: approx. 183.1 sq. metres (1970.4 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.