

6 Bed Detached In Churchend Farm Churchend, Twyning, Tewkesbury, GL20
6DA £1,400,000





SHORT DESCRIPTION

Property Ref: 16717 Welcome to an exceptional family home that has been lovingly renovated throughout to an outstanding modern standard. Having provided years of happy memories, this beautifully presented property offers an incredible amount of living space, perfectly suited to growing families seeking comfort, style, and versatility. Nestled in one of the most desirable locations of the village, this impressive residence boasts six generous bedrooms, five bathrooms, and three spacious reception rooms, creating a flexible layout that can easily adapt to a variety of family lifestyles. Thoughtfully designed to maximise natural light and space, every room offers a bright, welcoming, and contemporary feel. The heart of the home is complemented by extensive living and entertaining areas, making it ideal for both everyday family life and hosting guests. The high-quality renovation throughout ensures the property is ready to move straight into and enjoy. Outside, the home continues to impress with a private rear garden, heated swimming pool with air source heat pump, enclosed outdoor space, and a delightful patio area, perfect for al fresco dining, entertaining, or simply relaxing. There is also the opportunity to purchase the property next door for an additional £400,000, which has been run as an established airbnb for many years and takes in excess of £47,000. The property can be viewed along with this one, on request. Viewing appointments have to be arranged through the 99home online viewing system. To learn more, including scheduling an appointment, call our sales team now.. Property Type: Detached Full selling price: £1400000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC Rating:E Measurement: 3839 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway Heating Type: Oil Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

6

Bed Room(s)

5

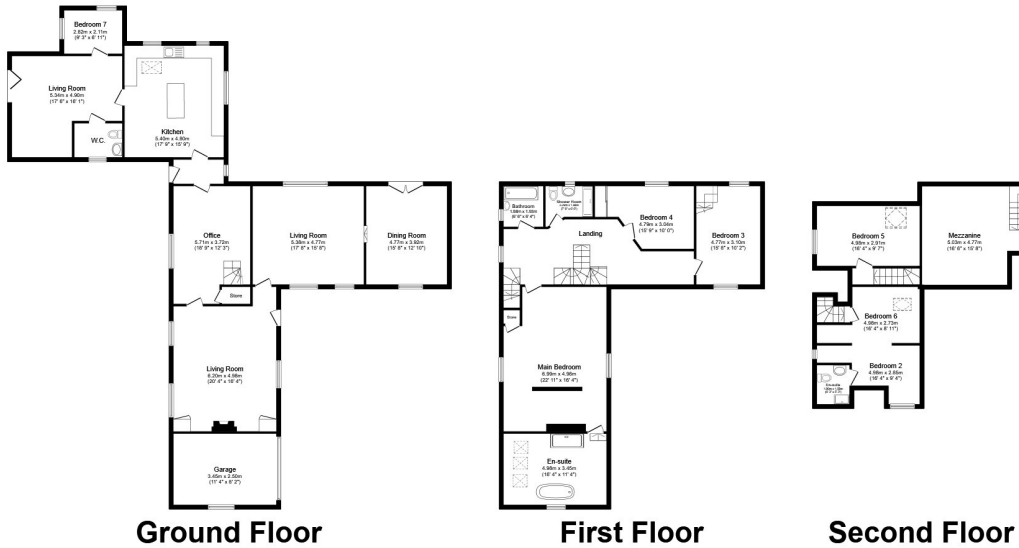
Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 356.6 sq.m. (3,839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

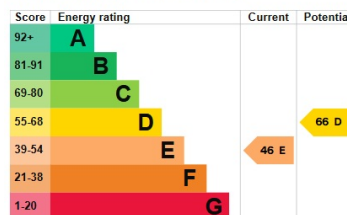
Valid until 4 June 2036	Certificate number 9436-7725-0600-0689-2206
Property type	Detached house
Total floor area	321 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be D. [See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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