



**Severn Close, Maisemore GL2 8ET**  
**£625,000**





## Severn Close, Maisemore GL2 8ET

• Immaculately presented four bedroom detached family home • Extended and renovated throughout by the current owners • Generous & flexible living accommodation throughout • Ample off-road parking and detached garage • Popular village location of Maisemore • EPC rating D62 • Tewkesbury Borough Council - Tax Band E (£2,667.57 per annum) 2025/2026

**£625,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Hall

Spacious hallway provides access to the living room, kitchen, downstairs w.c and stairwell leading to the first floor.

### Living / Dining Room

The light and airy room allows an abundance of natural light into the room via the two windows overlooking the front aspect as well as from the bi-fold doors and French doors providing access to the rear. Extended to the side, the room provides suitable living and dining accommodation with log burner helping to create a cosy feel.

### Kitchen

Modern fitted kitchen benefits from ample worktop and storage space with integrated appliances to include Bosch microwave and double ovens, Sharp dishwasher and five ring Neff hob. Window overlooks the side aspect whilst

the kitchen continues to open through to the breakfast room.

### Breakfast Room

Extend by the present owners, the breakfast room provides further storage and seating whilst access is provided to the utility room. Further access to the rear garden is also provided by French doors and a set of sliding doors.

### Utility Room

The utility room provides further worktop and storage space alongside plumbing for an automatic washing machine.

### Downstairs W.C

Modern white suite cloakroom comprises w.c and wash hand basin.

### Landing

Spacious landing, with window overlooking the side aspect, provides access to all four bedrooms, family bathroom and to a walk-in wardrobe.



### Master Bedroom

Large double bedroom with window overlooking the rear aspect and access to an en-suite.

### En-Suite

Modern white suite shower room comprises w.c, wash hand basin with storage below, shower cubicle, heated towel rail and window with frosted glass overlooking the side aspect.

### Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

### Third Bedroom

Double bedroom with window overlooking the side aspect.

### Fourth Bedroom

Bedroom with window overlooking the front aspect.

### Family Bathroom

Modern white suite family bathroom comprises w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the side aspect.

### Outside

To the rear, the property boasts large private garden beautifully landscaped by the present owners. Patio area allows for an ideal space for entertaining guests and

alfresco dining during the summer months. Tress and hedgerows help to create the private and tranquil setting throughout the garden whilst an wooden oak cabin has been built to create an ideal outside space. Currently utilised to house a hot tub, this space could also be used as a home office if required benefitting from power and lighting. Gated access either side of the property leads to the front of the home where the driveway provides plenty of off-road parking for multiple vehicles alongside access to the detached garage accessed via up and over door to the front. Spacious lawned area allows for further garden space with the potential to create further off-road parking if required. Five bar wooden gate provides access to the driveway itself

### Location

Situated north of the historic City of Gloucester on the west side of the River Severn, Maisemore provides its parishioners with the experience of countryside living alongside the convenience of being located four miles from the City Centre. With an active Village Hall, various country and riverside walks, an authorised Severn Bore site as well as local schooling and post office in the near by village of Hartpury two miles away.

### Material Information





Tenure: Freehold.

Local Authority and Rates: Tewkesbury  
Borough Council - Tax Band E (£2,667.57 per  
annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

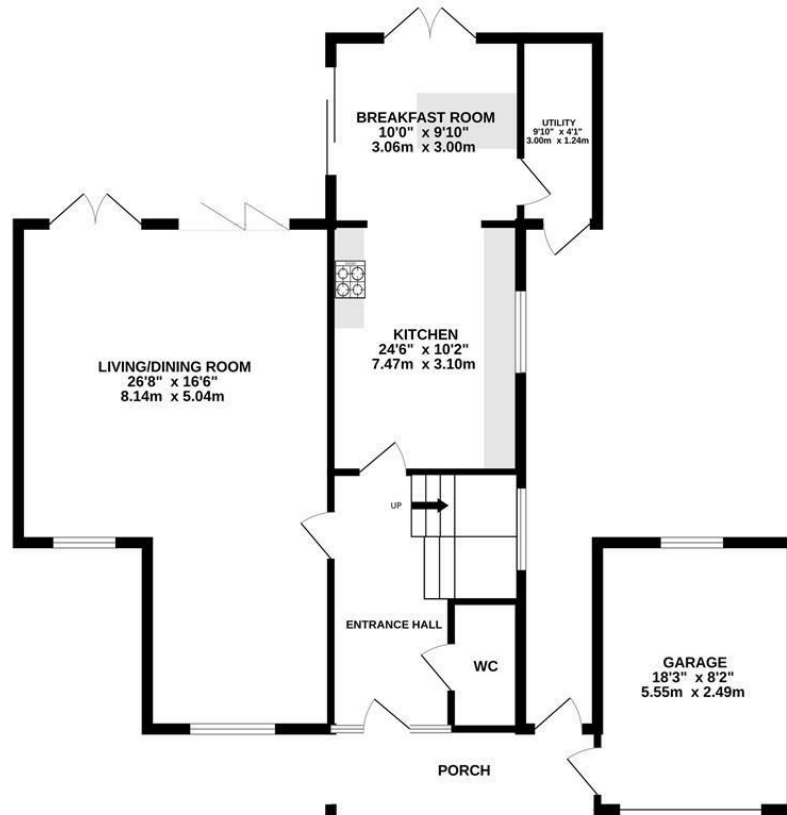
Heating: Oil.

Broadband speed: Basic 4 Mbps, Ultrafast  
1800 Mbps download speed.

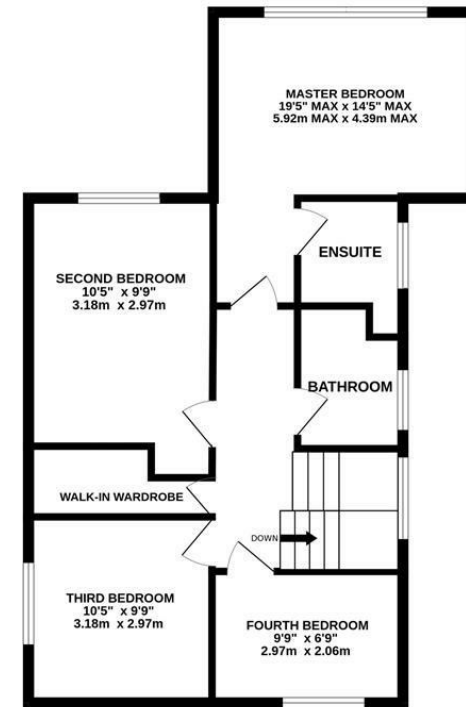
Mobile phone coverage: EE, Three, O2,  
Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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