Wallsworth Lodge Tewkesbury Road, Twigworth GL2 9PG

Offers Over £600,000

naylor powell

Wallsworth Lodge Tewkesbury Road, Twigworth GL2 9PG

• Characterful two/three bedroom detached family home • Generous & flexible living accommodation provided throughout • Modern kitchen & family bathroom • Extensive mature private gardens with large trees and planting • Peaceful waterside views across the private lake • Additional detached wooden cabin ideal for business purposes • Situated in the popular village & rural setting of Twigworth • EPC rating D56 • Tewkesbury Borough Council - Tax Band E (£2,824.21 per annum) 2026/2027

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Entrance Hallway
Stone paved hallway, with two windows overlooking the front aspect, provides access to the living room, study and stairwell leading to the first floor of the property.

Living Room
Extended living room with windows overlooking the front and rear aspects with working log burner helping to create a cosy feel during the winter months. Access from the room is provided to both the kitchen and conservatory.

Kitchen / Dining Room
The modern kitchen boasts solid oak worktops with convenient storage space above and below the worktops with central island creating the centrepiece to the room. Integral appliances include gas hob, double electric ovens, dishwasher, under counter fridge and freezer alongside plumbing for an automatic washing machine. Access is also provided to an ideal pantry style cupboard located beneath the stairwell. The room provides an ideal dining area whilst providing access to the study, conservatory, shower room and access to the rear of the property itself. Multiple windows allow plenty of light into the room.

Shower Room
White suite shower room comprises w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the rear aspect.

Study / Bedroom Three
Additional reception room, currently utilised as a home office, provides the flexibility for multiple uses such as play room, snug or additional bedroom. Two windows overlook the front aspect of the property.

Conservatory
Providing suitable additional living space, the conservatory allows an abundance of natural light streaming into the room via the many windows and French doors that open out to the beautiful mature gardens providing a peaceful living area.

Landing
Spacious landing, with windows overlooking the front and rear aspects, provide access to both bedrooms and the family bathroom.

Master Bedroom
Double bedroom with window overlooking the rear aspect and access to the dressing room.

Bedroom Two
Double bedroom with window overlooking the front aspect and access to the dressing room.

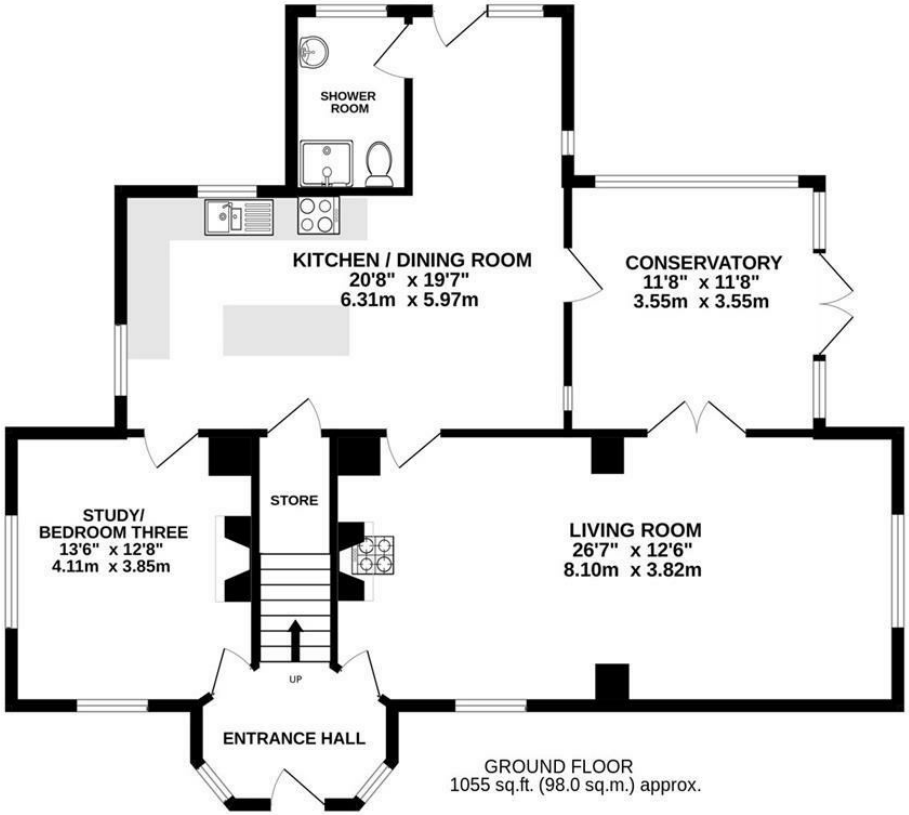
Dressing Room
Utilised as a dressing room, the room provides the potential to be used as a bedroom, nursery, or the potential to be converted into an additional bathroom for both bedrooms. Window overlooks the front aspect whilst doors open to a built-in storage cupboard located above the stairwell with loft access above.

Bathroom
Modern white suite family bathroom comprises w.c, wash hand basin, free standing roll top bath, walk-in shower cubicle, bult-in storage cupboard and window overlooking the rear aspect.

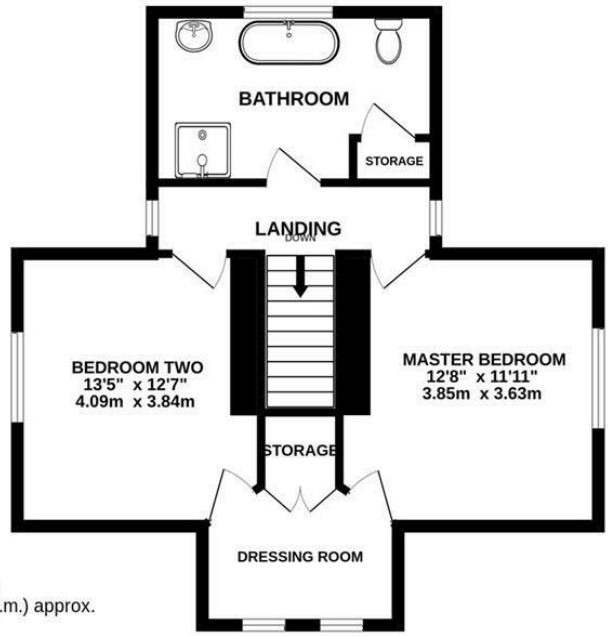
Outside
To the front of the property, the owners have created off-road parking for three vehicles with EV charging point.
Stepping into the gardens, mature trees and planting help to create a peaceful setting throughout wrapping around the property itself, Towards the front of the property a private courtyard area is found alongside access to a large outbuilding ideal for storage.
Decking area adjacent to the house provides an ideal seating area perfect for entertaining and alfresco dining throughout the summer months with additional hot tub. Views across the peaceful lake allows for much wildlife to roam and creates a peaceful setting with wonderful views. Gate to the rear opens to an additional area where the detached cabin is located.

Cabin Area
Tucked away to the rear of the garden, the purpose built detached cabin benefits from power and lighting to creating an ideal space to be used as a home office or for business purposes to run your own business from. Further large trees and hedgerows help to continue to provide privacy to the area with decking area overlooking the lake with additional hot tub fitted. Double gates open from the main road to provide additional off-road parking if required.

Location
The popular residential and rural setting of Twigworth is located within a short drive from Gloucester City Centre and from the popular Gloucester Quays development. With a direct line to London Paddington located at the



GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.

TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.

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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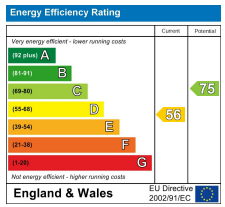
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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