



Rectory Close, Maisemore GL2 8FL
£620,000



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- No onward chain
- Five double bedroom detached family home
- Two en-suite shower rooms
- Immaculately presented throughout
- Beautiful open plan kitchen & dining area
- Positioned on a substantial sized plot
- Situated in the peaceful village location of Maisemore
- EPC rating B81
- Tewkesbury Borough Council - Tax Band F (£3,342.86 per annum) 2025/2026

£620,000



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

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Entrance Hallway

Spacious hallway provides access to the living room, kitchen, cloakroom and stairwell leading to the first floor landing.

Living Room

Cosy living room with bay window overlooking the front aspect.

Kitchen / Dining Room

The light and airy open plan provides the heart of the home. Convenient space is provided for an additional living area or dining area. The kitchen itself boasts ample worktop and storage space with integrated appliances to include double ovens, fridge, freezer, dishwasher and induction hob set within the central island with extractor and lighting over. As well as providing additional storage space, the island also benefits from a Breakfast bar offering additional seating. Access from the kitchen is provided to the

conservatory, utility room and integral garage.

Conservatory

An extension to the kitchen, the conservatory is currently set up as dining room providing further living accommodation. Many windows overlook the rear garden with French doors providing access to the garden itself.

Utility Room

Additional worktop and storage space is provided alongside plumbing for an automatic washing machine. Access from the room is provided to the side of the property.

Integral Garage

The integral garage provides the potential to be converted into additional living space if required with additional door to the rear providing further access to the



rear garden.

Cloakroom

Modern white suite cloakroom comprising w.c, wash hand basin and window with frosted glass overlooking the front aspect.

Landing

The spacious landing area provides access to all five bedrooms, family bathroom, two built-in storage cupboards and to the loft above.

Master Bedroom

Double bedroom with built-in double wardrobes and window overlooking the front aspect. Access is provided to the en-suite.

En-Suite

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

Bedroom Two

Double bedroom with built-in double wardrobes, window overlooking the rear aspect and access to the en-suite.

En-Suite

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

Bedroom Three

Double bedroom with window overlooking the front aspect.

Bedroom Four

Double bedroom with window overlooking the rear aspect.

Bedroom Five

Double bedroom with window overlooking the front aspect.

Bathroom

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

Outside

To the rear, the property benefits from a beautifully landscaped garden with raised patio area ideal for seating and entertaining. The patio steps down to a lawned area with hedgerows and fencing creating privacy to the area. A second patio area provides further seating to soak up the sun throughout the day. Gated access either side leads to the front of the property where the driveway provides off-road parking for multiple vehicles. Substantial in size, the plot itself allows plenty of room to extend to the side if required subject to relevant planning permissions.



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. There is an estate management charge of £501.98 per annum payable to BNS Ltd. LABC new home warranty valid until August 2030.

Information correct as of 23/12/25

Local Authority and Rates: Tewkesbury

Borough Council - Tax Band F (£3,342.86 per annum) 2025/2026.

Electricity supply: Mains.

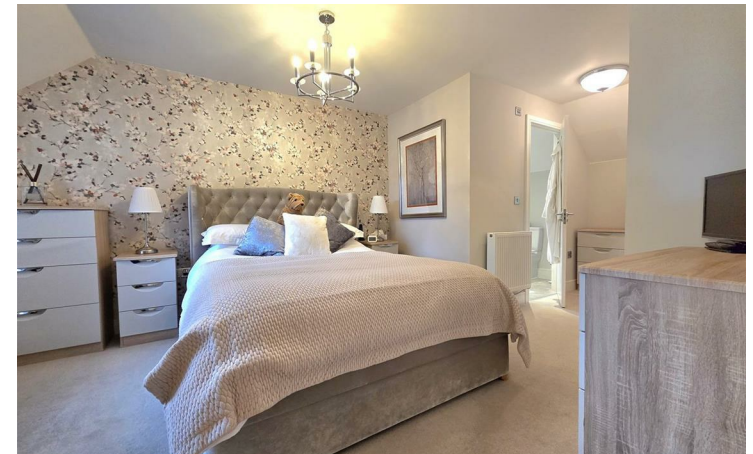
Water supply: Mains.

Sewerage: Mains.

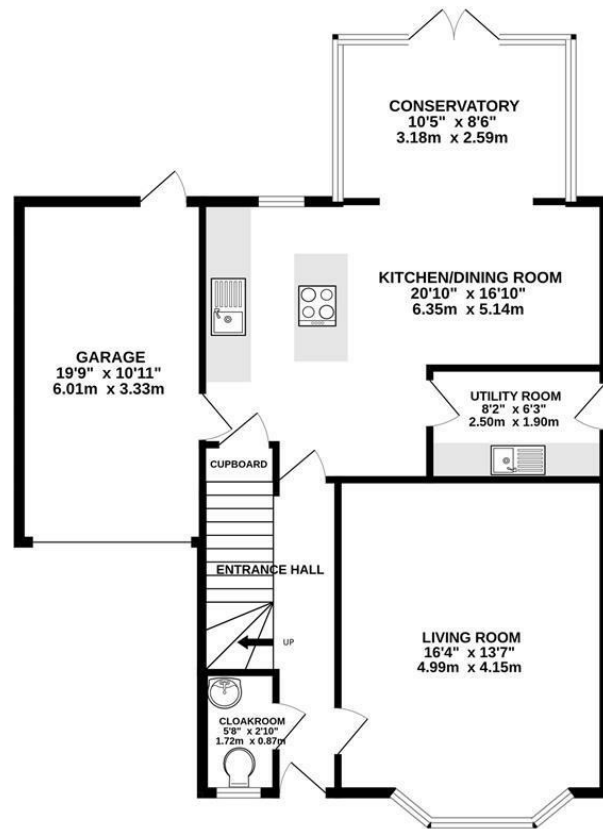
Heating: Mains gas.

Broadband speed: Basic 22 Mbps, Superfast 80 Mbps download speed.

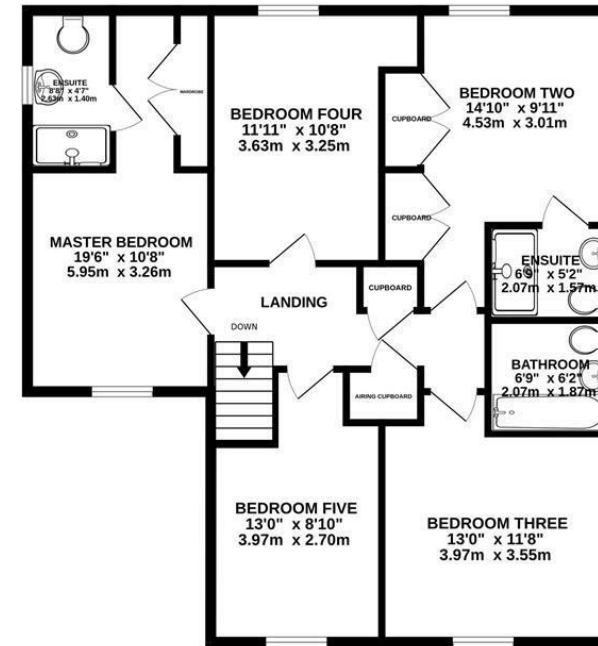
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



FIRST 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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