



**Mayalls Close, Tirley GL19 4HW**  
**£600,000**





## Mayalls Close, Tirley GL19 4HW

- No onward chain
- Beautifully presented four double bedroom detached family home
- Generous & flexible living accommodation throughout
- Modern kitchen & bathrooms
- Private landscaped rear garden with outbuildings, seating areas & hot tub
- Driveway & integral double garage
- Situated in the popular rural village setting of Tirley
- EPC rating TBC
- Tewkesbury Borough Council - Tax Band F (£3,173.83 per annum) 2025/2026

**£600,000**



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

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### Entrance Hallway

Spacious hallway provides access to the living room, kitchen, dining room, downstairs w.c and storage cupboard located beneath the stairwell.

### Living Room

The generous sized living room benefits from a gas fired log effect fire helping to create a cosy feel to the room. Access is provided to the study and conservatory.

### Study

Convenient home office space with bay window overlooking the front aspect.

### Conservatory

Providing suitable additional living space, the light and airy conservatory allows an abundance of natural light in to the room whilst overlooking the beautiful rear garden. French doors and a set of sliding doors provide access to the garden itself.

### Kitchen

Recently refurbished by the present owners,

the modern and stylish kitchen benefits from ample worktop and storage space with integrated appliances to include hob, two electric ovens, dishwasher, fridge and freezer. Breakfast bar provides a suitable space for seating. Three windows overlook the front and side aspects whilst access is also provided to the utility room to the rear and to the dining room.

### Utility Room

Accessed to the rear of the kitchen, the utility room provides further worktop space with plumbing for an automatic washing machine below and space for further appliances. Window overlooks the rear of the property with door to the side providing further access to the garden itself.

### Dining Room

The dining room is accessed from the kitchen and via double doors from the hallway. Window overlooks the rear aspect.



## Landing

Spacious landing area provides access to all four bedrooms, family bathroom, built-in storage cupboard and to the loft above. Two windows overlook the front aspect with convenient space for seating below if desired.

## Master Bedroom

The master suite benefits from built-in double wardrobes, windows overlooking the side and rear aspects as well as access to the en-suite.

## En-Suite

Modern en-suite comprises w.c, wash hand basin, shower cubicle, bath with shower attachment, heated towel rail and window with frosted glass overlooking the front aspect.

## Bedroom Two

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

## Bedroom Three

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

## Bedroom Four

Double bedroom with window overlooking the front aspect.

## Bathroom

Modern family bathroom comprises w.c, wash hand basin, bath with shower over, heated towel rail, a substantial amount of built-in storage space and window with frosted glass overlooking the front aspect.

## Garage

Adjoining the house itself, the double garage benefits from power and lighting and offer the flexibility to be converted into additional living space if required. Ideal storage space is located within the rafters. The garage is accessed via up and over door to the front and personal door to the rear accessed from the garden.

## Outside

To the rear, the property boasts a beautifully landscaped garden enclosed with fenced borders with many trees helping to create a private setting. Benefitting from natural sunlight all day long, many seating areas are provided throughout the garden to make the most of the sunshine all day long. Porcelain tiles help to create an ideal patio area with steps leading to a raised seating area with a lawned area central within the garden itself. Workshop and bar benefit from power and lighting offering the potential to be transformed into other purposes if required with many further electrical points provided throughout the garden. Hot tub area has also been created to help with both entertaining and relaxing all year round.

Gated side access leads to the front of the property where the driveway is located providing off-road parking for multiple vehicles alongside an additional lawned area.

## Location

Central between Gloucester, Tewkesbury





and Cheltenham the parish of Tirley is located among rolling countryside and riverside walks. Housing two public houses, an active village hall, parish church alongside local nursery and primary schooling within the neighbouring village of Apperley, the village lends itself to rural family life.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury

Borough Council - Tax Band F (£3,173.83 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

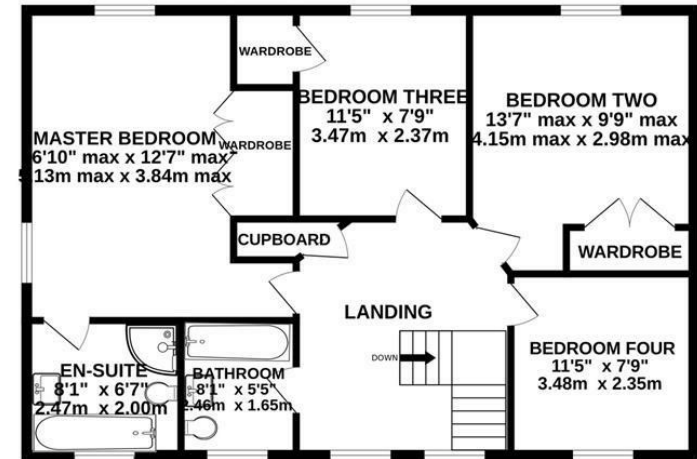
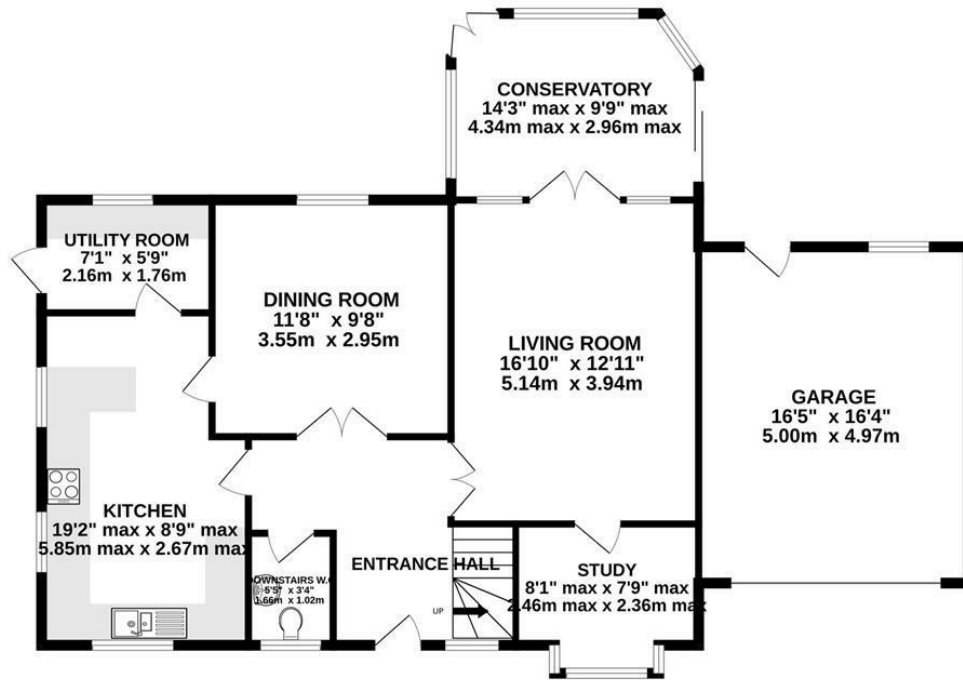
Mobile phone coverage: Three, O2, Vodafone.





GROUND FLOOR

1ST FLOOR



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