



**Stonehaven Barn Twigworth Fields, Gloucester GL2 9NH**

**£495,000**





# Stonehaven Barn Twigworth Fields, Gloucester GL2 9NH

- Three bedroom detached barn conversion
- Character features throughout
- Popular rural location with easy access to Cheltenham, Gloucester and Tewkesbury
- Ample off-road parking
- Private and enclosed garden
- EPC rating TBC
- Tewkesbury Borough Council - Tax Band E (£2,721 per annum) 2025/2026

**£495,000**

Offered to the market is this deceptively spacious three bedroom detached barn conversion. Tucked away at the end of a quiet lane, the property boasts character features throughout alongside a private and enclosed rear garden and off road parking.

## Porch

Stepping into the property you are greeted by a porch which provides access to both the living dining room and study.

## Living Dining Room

The living dining room a generous size and benefits from a range of character features to include exposed beams, vaulted ceilings and exposed brick. This rooms offers versatile living space with French doors to the outside patio area and feature brick built surround which would lend itself well to having a log burner installed. Stairs to the first floor.

## Kitchen

Ample storage in a range of floor and eye level units alongside integrated electric oven and four ring electric hob. Additional space for fridge freezer and plumbing for washing machine.

## Study / Third Bedroom

Offering a flexible space, this room is utilised by the current owners as a home office however has previously lent itself well to being a third bedroom, play room or such like. Window to front and side aspect with stylish shutters.

## Landing

Gallery landing which provides access to the second bedroom, bathroom and master suite whilst overlooking the living accommodation below.

## Master Suite

Generously sized master suite. Stepping into the dressing area there is built in wardrobes and space for dressing table. Either side of the dressing room is the double bedroom with vaulted ceilings. and ensuite shower room comprising WC, wash hand basin and shower enclosure with tiled surround.

## Second Bedroom

Double bedroom with window to the front aspect.

## Bathroom

Modern suite comprising vanity unit, W.C and double width shower enclosure. Frosted window to the rear aspect.

## Outside

To the front, the property benefits from a driveway providing parking for two vehicles. Accessed via the side gate, the rear garden benefits from being a combination of lawned and patio areas. There is a variety of flowers, shrubs, raised flower beds, a summer house and a shed.

## Location

Situated at the end of a quiet private road, the property sits in a peaceful position. 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 Gloucester Station and accessible routes to both Cheltenham, Bristol and other major cities. Schools, eateries and suitable transport links for commuters compliment the area in addition to various recreational grounds and dog walking routes.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2,721 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, bps download speed.

Mobile phone coverage: Three, O2, Vodafone.



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

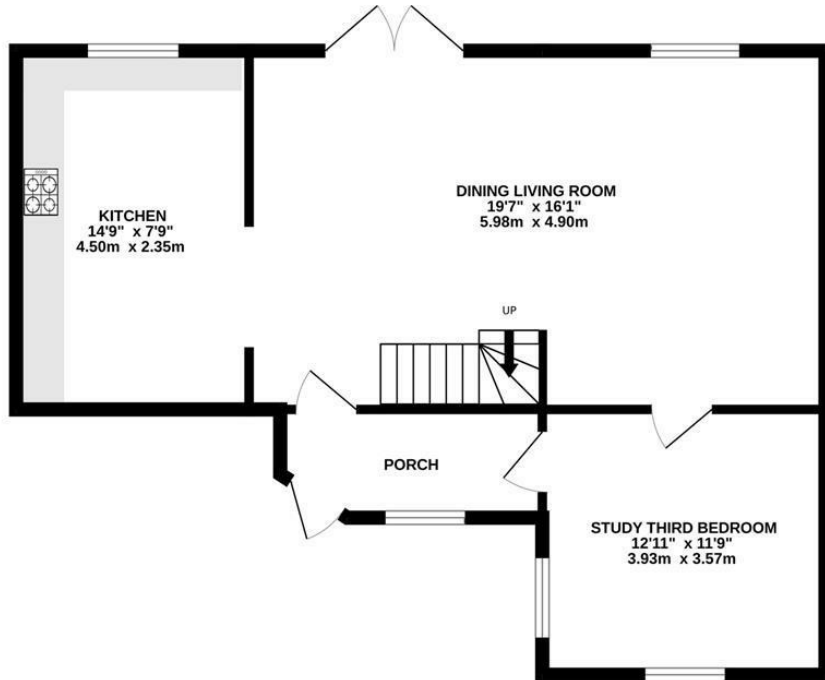
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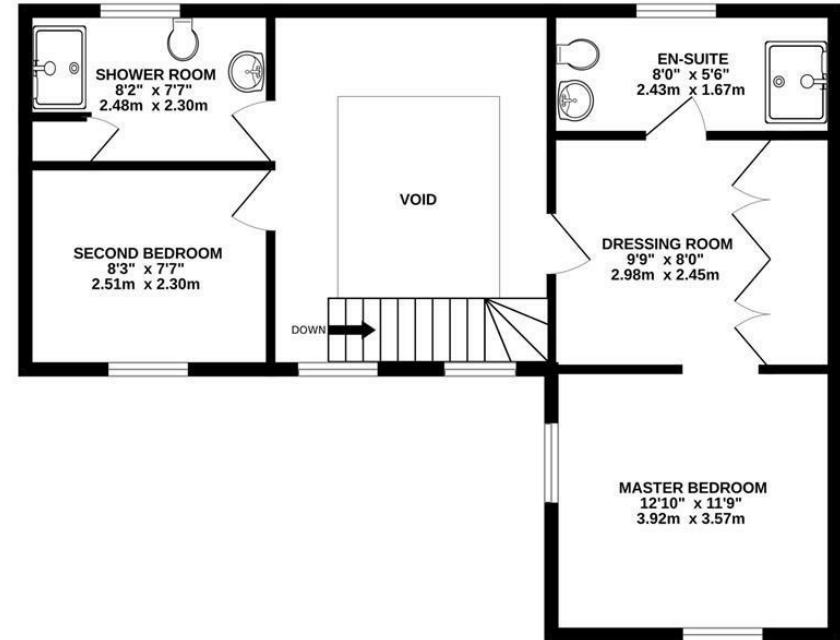
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GROUND FLOOR



1ST FLOOR



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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92 (plus)                                   | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-65                                       | D |                         |           |
| 45-54                                       | E |                         |           |
| 35-44                                       | F |                         |           |
| 21-34                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |





