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SALES & LETTINGS



**2 Twyning Manor, Tewkesbury, GL20 6DB
Offers In The Region Of £310,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Situation

Twyning is a thriving village which benefits from many local amenities, including a choice of two public houses, a delightful village store offering an extensive range of everyday essentials, Ofsted rated 'Good' primary school, village hall, tennis club, park and riding school. The village has easy access to the main A38 also the M50 motorway which gives links to the M5.

Twyning is located only three miles away from the historic market town of Tewkesbury, which benefits from a library, theatre, leisure centre and a variety of shops and restaurants.

PROPERTY SUMMARY

One of Gloucestershire's best kept secrets

NO ONWARD CHAIN

Two Spacious Bedrooms

Long Lease 999 Years

Set in just under 5 Acres of stunning grounds

White goods included

A maid to attend your new home once a week for 1 year, paid for by current Vendor

Council tax B

No Ground Rent

Service charge £185pm



Description

Nestled in the picturesque village of Twynning, Tewkesbury, Twynning Manor is a remarkable property that offers a unique blend of history and modern living. This charming ground floor apartment, set within approximately 4.7 acres of mature grounds, is one of Gloucestershire's best-kept secrets. Originally built between 1859 and 1862, the manor boasts historical roots that trace back to Saxon times, adding a rich narrative to its character.

The property features two spacious double bedrooms, making it an ideal home for individuals or small families seeking comfort and tranquility. Located on the ground floor, this apartment within Twynning Manor provides easy access to the stunning grounds, where residents can enjoy the beauty of nature right at their doorstep.

In addition to its historical charm and spacious living areas, the current vendor is offering a delightful perk: a maid service to attend to your new home once a week for one year, ensuring that you can fully enjoy the serene lifestyle that Twynning Manor has to offer without the burden of household chores.

The north side of Twynning is particularly sought after, known for its friendly community and beautiful surroundings. This property not only provides a comfortable living space but also a chance to be part of a vibrant village life.

Twynning Manor is a rare opportunity to own a piece of history while enjoying the conveniences of modern living. Whether you are looking for a new home or a peaceful retreat, this property is sure to impress.

Off Road parking and your own garage completes this property.

Absolutely not to be missed, book your viewing today.



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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Kitchen

12'01 x 7'07 (3.68m x 2.31m)

Dining Room

12'01 x 6'03 (3.68m x 1.91m)

Bathroom

6'08 x 6'11 (2.03m x 2.11m)

Bedroom One

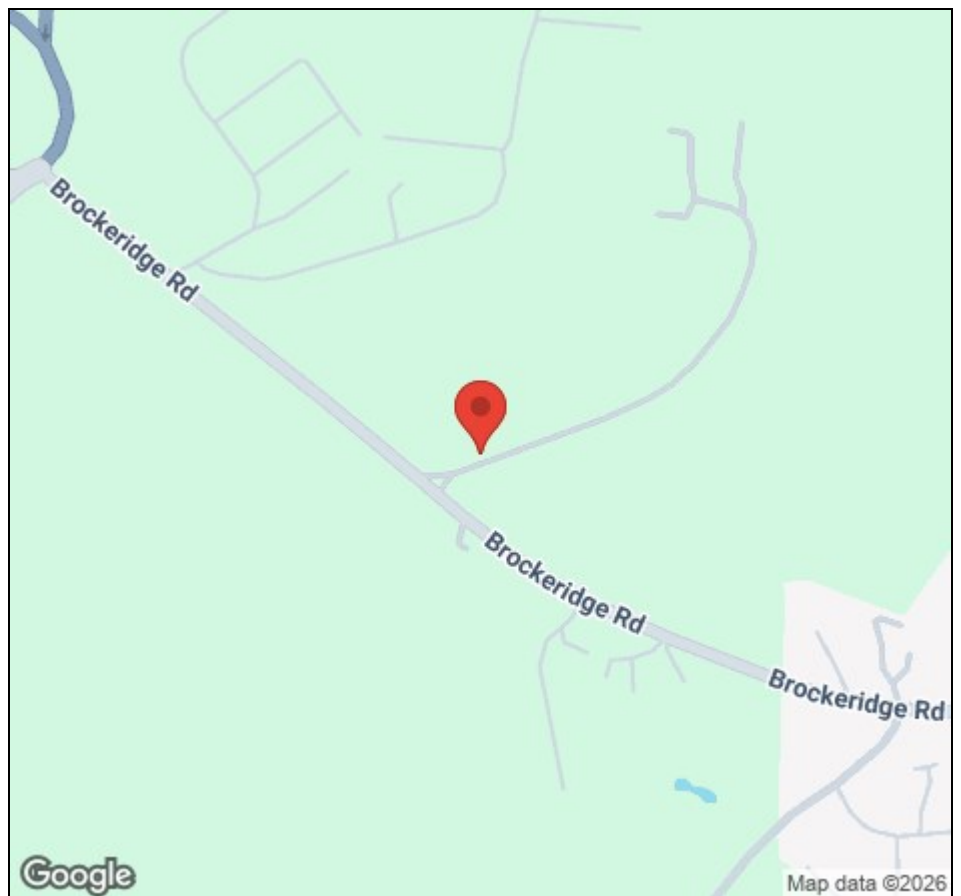
18 x 13'5 (5.49m x 4.09m)

Bedroom Two

11'10 x 10'11 (3.61m x 3.33m)

Living Room

17'11 x 13'02 (5.46m x 4.01m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.