



26 Rectory Close  
, Ashleworth, GL19 4JT

**£595,000**

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Nestled in the charming village of Ashleworth, this superbly presented detached house on Rectory Close is a remarkable find for those seeking contemporary family living, built in 2020 the property boasts a modern design ideal for a growing family and ready to move into!

As you enter, you are greeted by the lounge and dedicated study, the heart of the home is undoubtedly the impressive open-plan kitchen, dining, and family room. This expansive area is designed for entertaining guests or enjoying the space with family.

The property features four generously sized double bedrooms, two having ensembles.

Outside, the property offers parking for up to four vehicles, a valuable asset in today's busy world, while still being within easy reach of local amenities.

In summary, this delightful home on Rectory Close is a perfect blend of modern living and comfort, making it an excellent choice for families seeking a stylish and spacious residence in the heart of Ashleworth.

Entrance Hall

Cloakroom

Study  
9'1x7'7 (2.77m x 2.31m)

Lounge  
17'2 x 12'11 (5.23m x 3.94m)

Kitchen/Breakfast Room  
16'2 x 11'3 (4.93m x 3.43m)





Utility Room  
6'8 x 5'5 (2.03m x 1.65m)

Dining/Family Room  
14'2 x 12'11 (4.32m x 3.94m)

Bedroom 1  
14'0 x 12'11 (4.27m x 3.94m)

Ensuite

Bedroom 2  
13'6 x 12'9 (4.11m x 3.89m)

Ensuite

Bedroom 3  
14'7 x 9'2 (4.45m x 2.79m)

Bedroom 4  
12'7 x 10'0 (3.84m x 3.05m)

Bathroom

**OUTSIDE**

The property is situated in a prime position at the end of the private close, the driveway provides off road parking for three vehicles and in turn leads to the **DOUBLE GARAGE 19'7x14'6**.

The rear south west facing garden has been completely landscaped with a large undercover patio. Children's play area with the remaining garden laid to lawn. This garden is ideal for a growing family to enjoy!

**Services**

Mains drainage and LPG gas communal supply metered (Nest App with thermostatic controls both upstairs and down) and electric car charging point.

Tewkesbury Borough Council tax band F

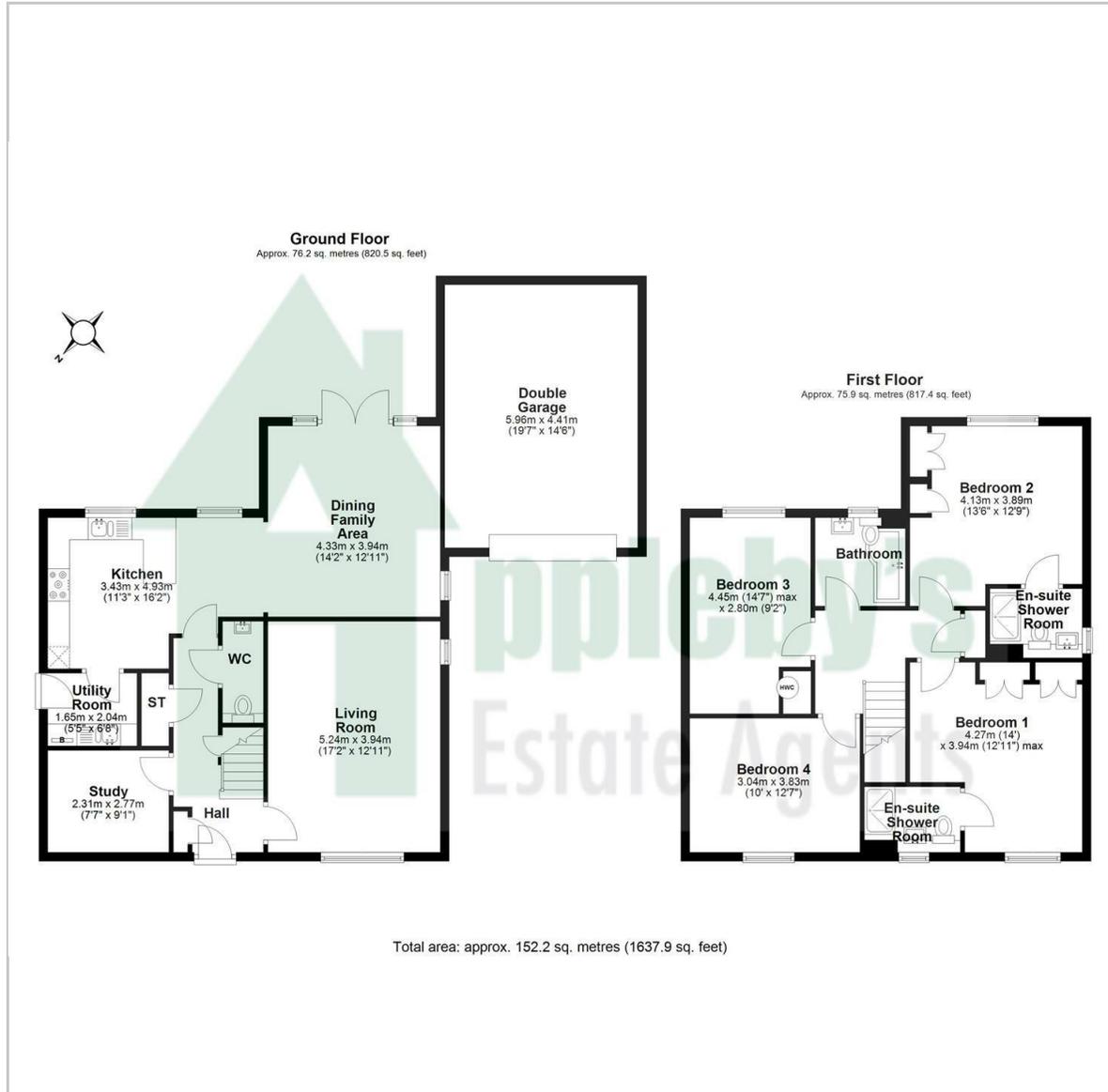
Community estate charge is £340.00 PA approx.

NHBC 4 years remaining

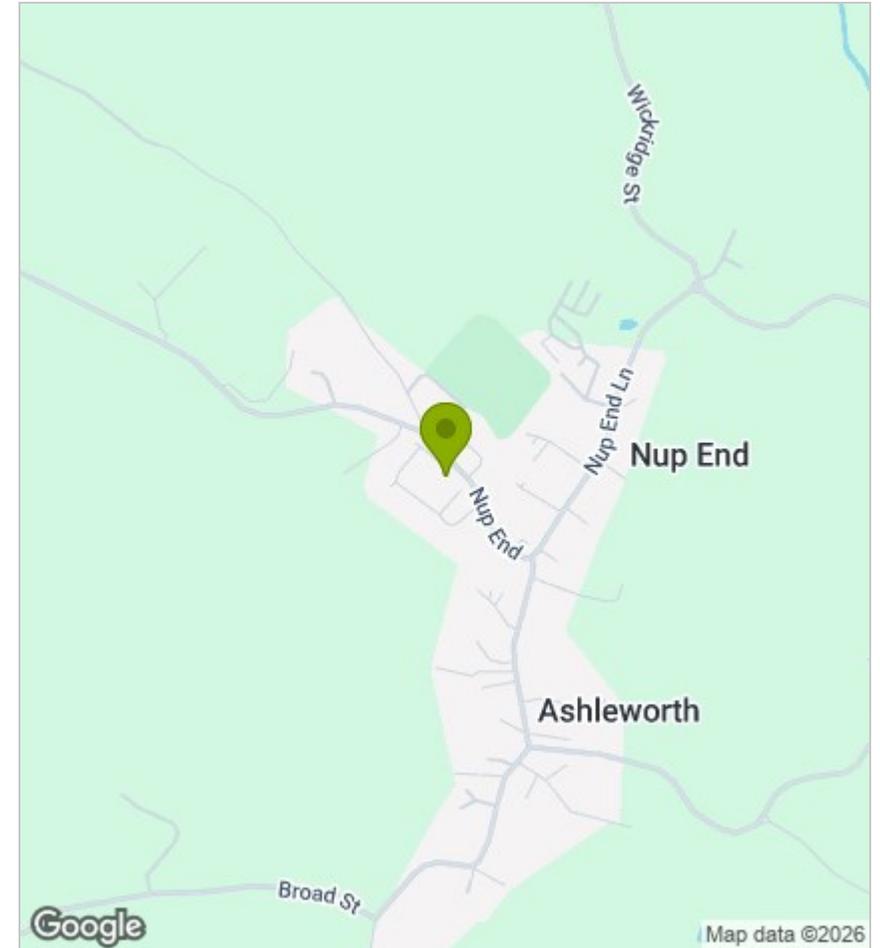
**Tenure**  
Freehold



## Floor Plan



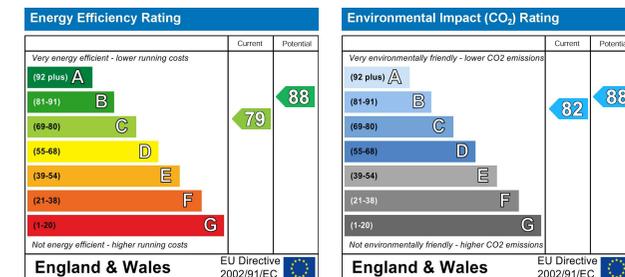
## Area Map



## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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