



## 7 Avon View Cotswold Grange Country Park, Twynning, GL20 6DL

**£289,500**

We are delighted to offer this Omar Anniversary 50ft x 22ft luxury park home, situated in an delightful spot on the Cotswold Grange Country Park with full residential occupancy. Features include; Sun-room with feature glazing including a large sky light, French doors and full height glazing to each exterior wall. Generous entrance hall with coat seat and separate study. Large lounge separated from the kitchen / dining area by bi-fold doors. Two double bedrooms, master bedroom with dressing area set behind a half height feature wall. Juliet Balcony railings to master bedroom. En-suite with bath and separate shower cubicle with additional shower room. Terrace with views over paddock to the River Avon beyond and a south facing aspect. Available immediately and a must see property.





# 7 Avon View, Cotswold Grange Country Park, Twyning, GL20 6DL

## LOCATION

The village of Twyning is situated by the River Avon with 2 local pubs, The Twyning Fleet overlooking the river and Village Inn overlooking the village green. The Village shop selling local produce, bus links to Tewkesbury which is located approximately 3 miles away and access to the M5 and M50 making this an ideal holiday location surrounded by open countryside, yet close to major towns.

The property has a full residential occupancy status.

## ENTRANCE HALLWAY

**STUDY 7'0" x 4'2" (2.14m x 1.29m)**

**SITTING ROOM 21'2" x 10'5" (6.46m x 3.20m)**

**KITCHEN DINING ROOM 13'11" x 10'0" (4.26 x 3.07m)**

**SUN ROOM 10'1" x 7'9" (3.09m x 2.37m)**

**MASTER BEDROOM 14'9" x 13'7" (4.50m x 4.15m)**

**EN-SUITE 12'7" x 7'0" (3.85m x 2.14m)**

**BEDROOM TWO 10'1" x 7'9" plus storage (3.09m x 2.37m plus storage)**

**BATHROOM 6'11" x 6'4" (2.13m x 1.94m )**

## EXTERIOR FEATURES

Feature front door under a central recessed roof dormer.

Boxed out windows with feature pale blue cladding.

Sun-room with feature glazing including a large sky light, French doors and full height glazing to each exterior wall.

Juliet Balcony railings to the master bedroom.

South facing terrace with glass balustrade.

Block paved driveway and garden space.

Outstanding rural and river outlook.



## INTERNAL FEATURES

Generous entrance hall with practical coat seat.

Large lounge separated from the kitchen / dining area by bi-fold doors.

Sun room with 2 seater sofa, tub chair and lamp table.

Study with shaker style, cream units and office chair (available on selected floor plans).

Feature pendant lighting to the kitchen and lounge.

Lounge with Berwick style fabric lounge suite and cabinet furniture including a large sideboard and coffee table.

Feature fire with stone effect surround.

Range cooker with hob and matching range hood.

Integrated kitchen appliances including a fridge-freezer, washing machine and dishwasher.

Ivory Vienna style fitted kitchen units.

Fully lined linen curtains with tie backs and lined Roman Blinds.

Hessian backed carpet with underlay.

Large master bedroom with dressing area set behind a half height feature wall framing a Kingsize bed.

En-suite with bath and separate shower cubicle.

Family shower room.

Fitted furniture to bedrooms including wardrobes with sliding doors to the master bedroom.

Hessian backed carpet with underlay to bedrooms.

Co-ordinated bed sets, scatter cushions and curtains.

Full-length, fully lined curtains in bedrooms and Venetian blinds to the en-suite and shower room.

## OUTGOINGS and SERVICES

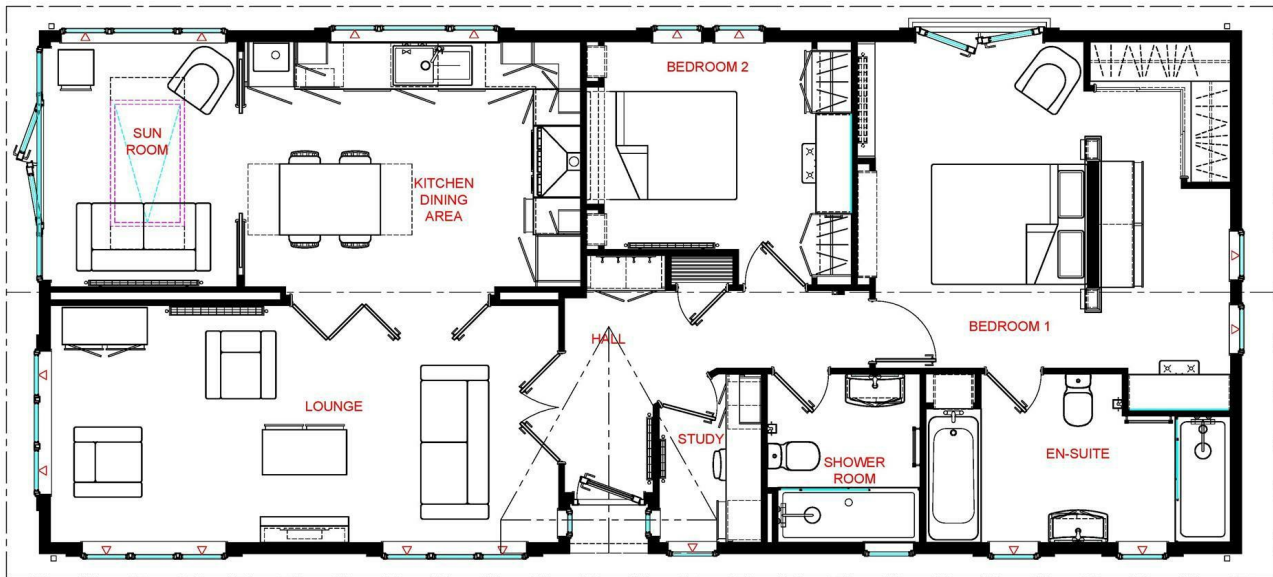
Ground rent is £194.73 per month to the site owner.

LPG central heating, connected to all other mains services including superfast broadband.

The fees are plus electric, water and gas as these are direct to the utility supplier.







**TENURE:** We understand the property to be neither freehold nor leasehold but this point should be confirmed by your solicitor. Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner. So, while the park home itself will be yours outright, the land is not included in the purchase price, nor is it leased from the owner under a leasehold agreement. Instead, you'll sign a site agreement, and pay an annual 'pitch fee' to rent a plot of land from the site owner.

**FIXTURES AND FITTINGS:** The lodge is 'sold as seen', with contents and fittings included.

**SERVICES:** LPG central heating, mains electricity and water are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

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