

ORCHARD LEA TWYNING

TEWKESBURY, GL20 6DE





Orchard Lea is a substantial and well-balanced detached family house, extending to approximately 2,316 sq ft of internal accommodation, arranged over three floors, and set within a generous plot in this sought-after north Gloucestershire village.

The house offers a particularly versatile layout, well-suited to modern family life. A wide entrance hall provides a welcoming point of arrival and connects the principal rooms in a straightforward and practical manner. To the rear of the house, the principal reception room enjoys a dual-aspect outlook and connects seamlessly with the conservatory, creating a fluid arrangement of entertaining and everyday living space. The dining room sits adjacent to the reception room, allowing the two spaces to work either independently or together for larger gatherings, while a further study provides flexibility for home working or a playroom.

The kitchen is notably generous in proportion, with a central breakfast bar and with ample space for informal dining. It opens directly to the garden terrace, allowing the outside space to become an extension of the house during the warmer months. A cloakroom and utility complete the ground floor.

On the first floor are three well-proportioned bedrooms and a family bathroom. The second floor provides a further bedroom and adjoining loft space, offering useful additional storage and scope for refinement, subject to the usual consents.

Externally, the property benefits from a private driveway providing off-street parking and access to the garage. To the rear, the garden is predominantly laid to lawn with a terrace immediately adjoining the house, creating an attractive setting for outdoor dining and entertaining.

Importantly, the plot offers clear scope to extend further, particularly by way of a ground floor garden extension, subject to the necessary planning permissions. Given the breadth of the rear elevation and the depth of the plot, there is potential to create a more expansive open-plan kitchen/living space, should one wish, without compromising the garden.

Orchard Lea is situated in the quaint and rural village of Twynning in north Gloucestershire. The village is well served with amenities, including two public houses, a highly regarded primary school, a convenience store, and a parish church. Access to the motorway network can be gained at Junction 1 of the M50, approximately one and a half miles distant. The nearby market town of Tewkesbury is some four miles away, whilst the regional centres of Cheltenham, Gloucester, and Worcester are all within comfortable driving distance.





Orchard Lea

Approximate Gross Internal Area = 215.2 sq m / 2316 sq ft

(Including Loft Space)

Garage = 13.4 sq m / 144 sq ft

Total = 228.6 sq m / 2460 sq ft

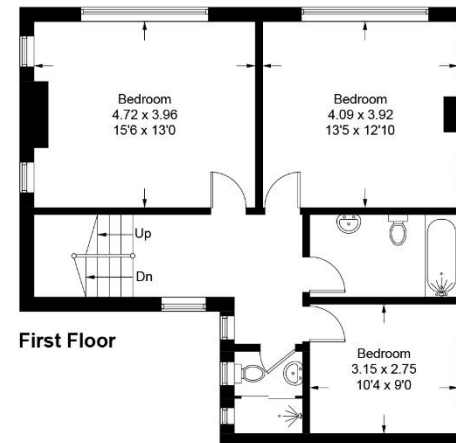
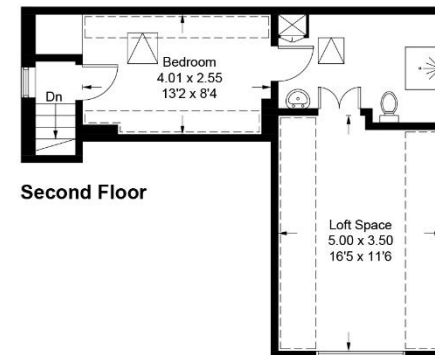
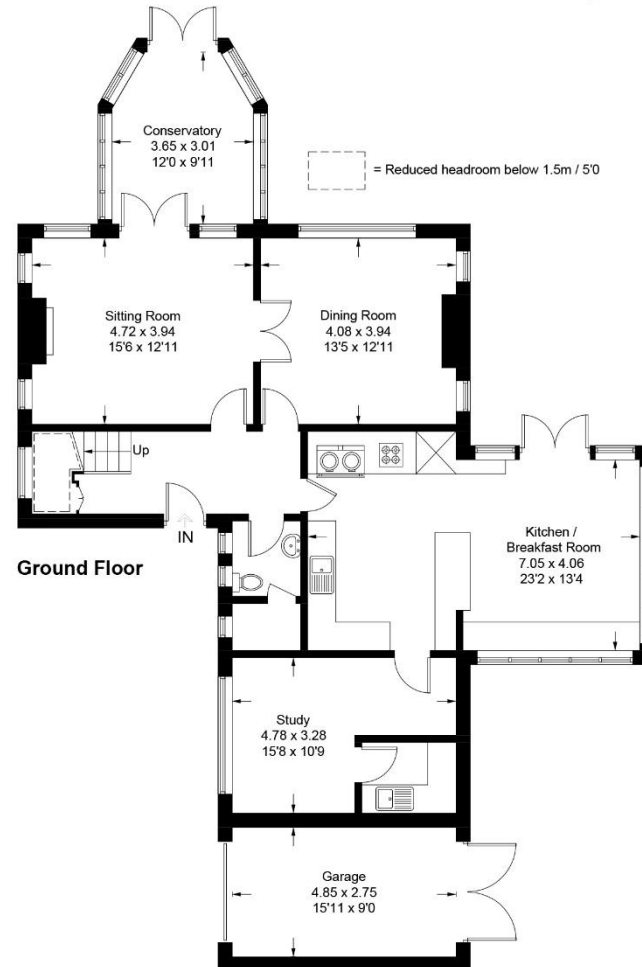


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278189)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC rating: To follow.

COUNCIL TAX BAND

(E) £2686.92 (2025/2026)

TENURE

Freehold

VIEWINGS

Strictly by prior appointment through

Charles Lear & Co. on

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