

# THE SPINNEY

BENGROVE, TEWKESBURY, GLOUCESTERSHIRE, GL20 8JB





## THE SPINNEY, BENGROVE

Located in a small rural hamlet between Teddington and Alstone commanding dramatic south easterly views towards the nearby hills. This substantial and well-presented detached property stands in large private gardens measuring 0.42 acres in a peaceful location with no onward chain.

- Wide reception hall with an impressive central staircase to the first floor
- Twin aspect drawing room with a pretty fireplace, outstanding open plan kitchen/dining/sitting room leading into an orangery overlooking the rear garden
- Cloakroom and large utility room with a door to the garage
- Four double bedrooms including an impressive principal suite with a walk in wardrobe
- Integral double garage, off road parking for 5/6 cars
- Large south facing garden laid mainly to lawn with huge potential

### DESCRIPTION

Originally dating from around the 1970's with more recent substantial additions, this beautiful and individual detached chalet style house can be found in a peaceful location set well back from a country lane. The Spinney stands in a lovely countryside setting and benefits from well-proportioned accommodation which is set over two floors. The present owners have recently upgraded the property including the installation of new bathrooms and a ground floor extension. Internally the principal receptions rooms are light and inviting, most of which enjoy spectacular southerly views over the rear garden towards the nearby hills.







### SITUATION

Bengrove is a small rural hamlet comprising of a handful of houses and cottages. Day to day amenities can be found in the larger regional centre of Winchcombe which is located less than two miles distant where a wide range of amenities may be found including public houses, restaurants, doctors and dentists surgeries together with supermarkets, schooling and the famous Sudeley Castle, one of the Cotswolds' most visited attractions. Tewkesbury is almost equidistant and provides a wider variety together with favourable M5 access, whilst Cheltenham is within a 20 minute drive.

### GENERAL INFORMATION

Services:

Mains water, electricity and private drainage are connected to the property. LPG gas is also connected.

Local Authority:

Tewkesbury Borough Council: 01684 295010.

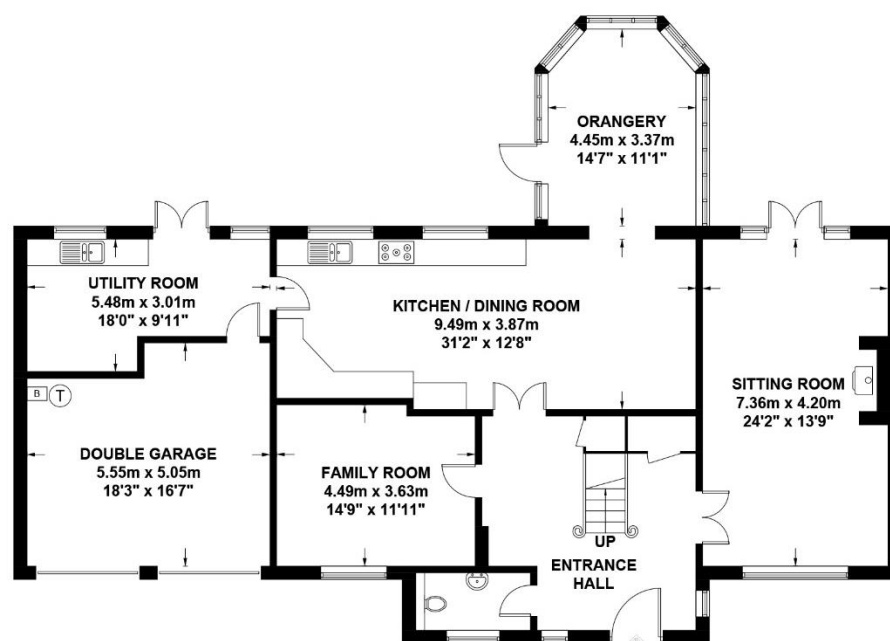
Council Tax Band: (G) - £2,879.11 pa. (2019/2020).

Viewing Arrangements:

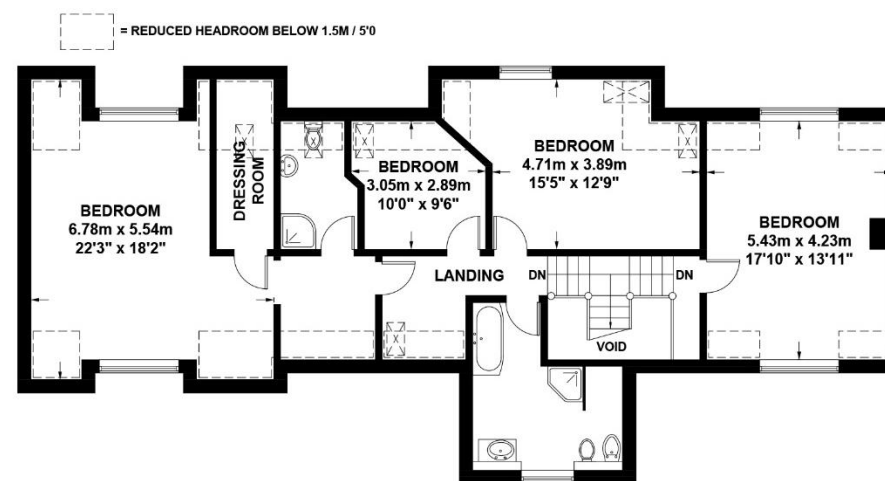
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 287.7 sq m / 3096 sq ft  
(Including Double Garage / Excluding Void )



GROUND FLOOR = 1821 SQ FT / 169.2 SQ M  
(INCLUDING DOUBLE GARAGE)



FIRST FLOOR = 1275 SQ FT / 118.5 SQ M  
(EXCLUDING VOID)

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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