



Tynings House, Main Road, Shurdington



Tynings House, Main Road, Shurdington GL51 4XF

A beautifully refurbished four bedroom home with an independent two bedroom annexe ideally suited to multi-generational living, all set in over a third of an acre within 2.5 miles of Cheltenham's centre.

Montpellier 2.5 miles | Gloucester 4 miles

Stroud 11 miles | Cirencester 15 miles

Oxford 43 miles | Bristol 39 miles

Swindon 30 miles | London 100 miles

(All distances are approximate)



Guide price: £1,600,000

Tenure: Freehold

Local authority: Tewkesbury Borough Council 01684 295101

Council tax band: G

Location

Located on the southern edge of Cheltenham the village of Shurdington is within 2.5 miles of Cheltenham town centre and so enjoys easy access to the convenience and amenities that the town offers. It is also a short drive (or walk) from the popular districts of the Bath Road and Leckhampton and is within close proximity (1.3 miles) of the new Leckhampton High School.

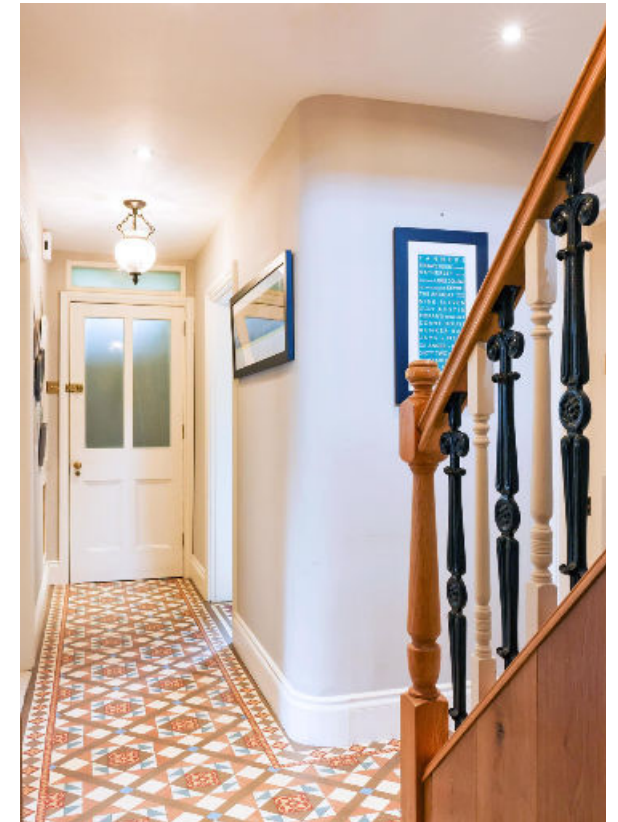
The village has excellent road links to the M5 and the main bus route to Cheltenham and Gloucester is also just a short walk away.

Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools, including St. Edwards, Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School. The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals.





A recently
refurbished
home with
annexe





Tynings House

Set back from the road behind tall electric gates and a mature hedge line, Tynings House is a handsome 19th-century family house that has recently been subject to a comprehensive overhaul including the extension and complete modernisation of the property.

Occupying a generous plot with a mature boundary line, the property is wonderfully private and still within easy distance of Cheltenham's conveniences.

Now an enviable family home the house blends stunning contemporary finishes with period features, the accommodation being practical, wonderfully versatile and arranged over two floors extending to 3,111 square feet (including the cellar).

Whilst spoilt for choice regarding reception rooms, the main focal point is the open-plan entertaining space towards the house's rear. Combining a clearly defined kitchen, a living room and a dining area, the space feels open-plan and wonderfully interactive and has access to the terrace and the garden.

There is a large formal drawing room with a beautiful stone fireplace and wood burner, a snug and well-appointed study. The ground floor is completed by a utility, cloakroom, gym (multi-purpose room) and garden store.

Upstairs, enjoying views of the Cotswold escarpment at the rear of the house, the principal bedroom has a beautifully appointed en suite shower room and a large dressing room. Three more large double bedrooms use the equally well-proportioned family bathroom.

The Annexe

Also known as 'Welsh Corner' and set towards the rear of the plot, also enjoying access and views of the garden, the Welsh Corner is a fantastic stand-alone cottage that extends to approximately 1,081 square feet over two floors. Also recently refurbished and upgraded, it is now a high-quality secondary cottage perfect for a holiday let, home office or annexe. Independently rated for council tax Band D.

Services

All main services are connected.

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Flexible
accommodation



Approximate Gross Internal Floor Area inc annexe 389.4 sq m / 4192 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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