



Building Plot, Adjacent to Yew Tree House, Twynning



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A wonderful opportunity to self-build in a stunning mature setting on the edge of a popular village with amenities.

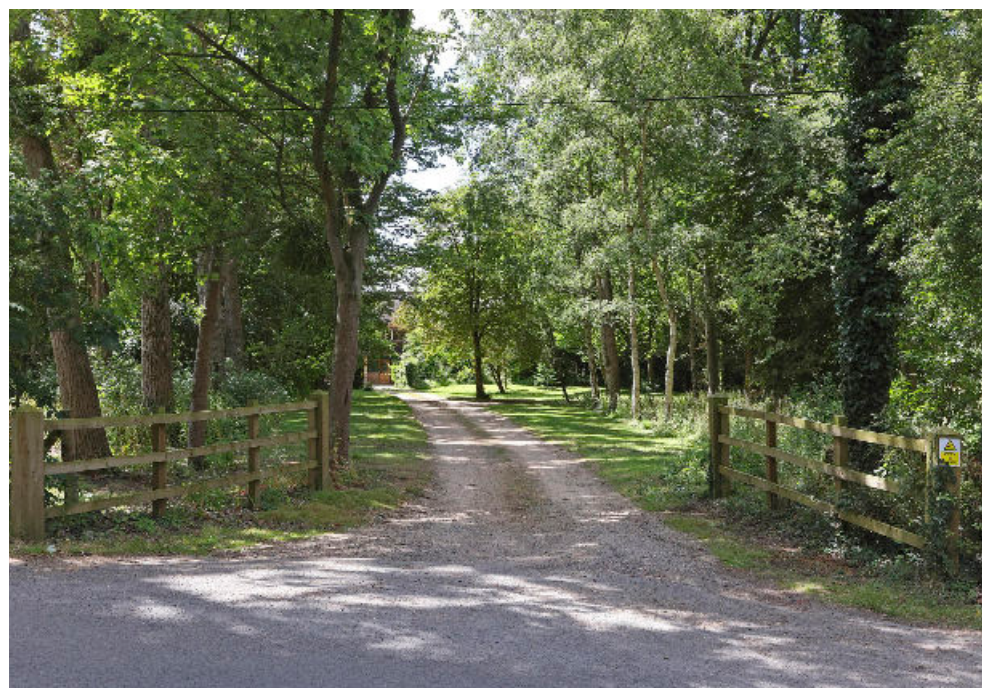
Tewkesbury 3 miles | M50 J1 -1 mile

Cheltenham 12 miles | Gloucester 14 miles

Worcester 14 miles | Oxford 55 miles

Bristol 50 miles | London 120 miles

(Distances approximate).



Guide price: £550,000

The building plot is located on the edge of the village and sits within a mature plot, with several established trees giving privacy, yet none are subject to a TPO, meaning the new owners can landscape with complete freedom.

Currently on the site is an aging tennis court, a detached garage, and an attached outbuilding, yet this will give way to this very individual build that will nestle neatly into the surroundings on offer.

Planning is granted for an oak framed home which will be extremely light, spacious and free flowing with the accommodation downstairs currently comprising of a central entrance hall, bespoke fitted kitchen/dining area, separate sitting room, study, TV room and Snug and finally the separate utility room and adjoining shower room. From the snug, it is proposed that bi-folding doors will lead to the pool room, where planning has been granted for an endless pool, measuring 4.5m x 2.2m.

On the first floor are four double bedrooms, all of which have been proposed to have fitted wardrobes and either an en suite bathroom or shower room. The principal bedroom has also been designed to have a walk-in dressing room and French doors leading to the Juliet balcony.

On the upper floor are the final two double bedrooms, which it is proposed to share a central shower room.

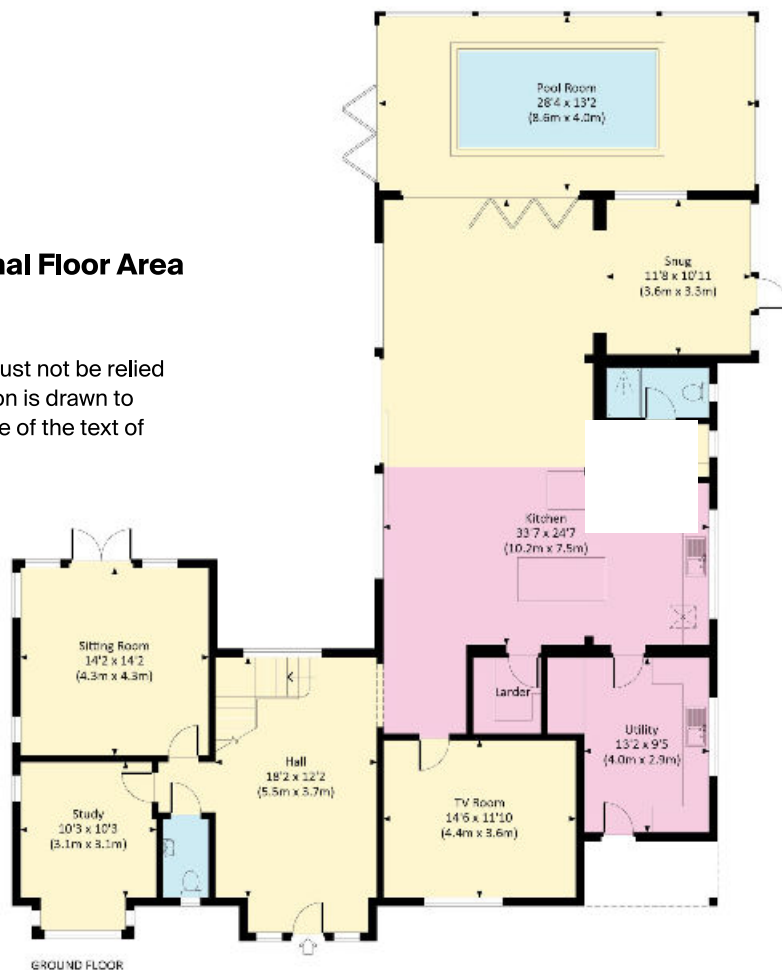
Externally, other than the grounds where the property will sit, the build has been granted planning permission to construct a detached, triple garage with permeable gravel turning and parking area.

The planning expiry date is Friday 13th January 2023 - For full details of the planning permission granted, please visit: <https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?keyVal=PWFLLDLQDFZ000&activeTab=summary>



Approximate Gross Internal Floor Area 419.8 sq m / 4519 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2022. Photographs and videos dated July 2022.

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