



# tag

estate agents



**14 Kings Gate, Tewkesbury, Gloucestershire GL20 8EU**  
**£545,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	54	75
EU Directive 2002/91/EC		

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

## Situation

Kings Gate is located in the popular area of Newtown with easy access to Junction 9 of the M5 motorway. It is also within walking distance to local shop/petrol station, public house, Tirlbrook Primary School and Tewkesbury Secondary School.

Newtown is on a regular bus route to Cheltenham and the historic market town of Tewkesbury (located only one mile away) which benefits from swimming pool, library, theatre and a variety of shops and restaurants.

## PROPERTY SUMMARY

### NO ONWARD CHAIN

Backing onto Playing Fields

Executive Detached House

Rarely Available

4 bedrooms

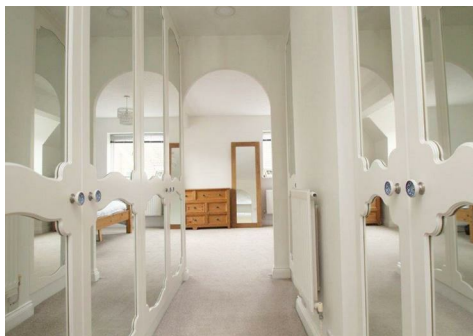
En suite

Utility

Living Room

Gas Central Heating

Double Glazing



## Description

TAG Estate Agents are delighted to bring to the market this exceptional detached 4 bedroom property in the very popular exclusive development of Kings Gate.

Set along a very quiet cul de sac with views over playing fields, this property is certainly one not to be missed.

On entering the property there is a very welcoming entrance hall with Downstairs W/C. From here you enter a lovely kitchen/breakfast room which leads into a utility room with access to the garden. There is a very handy family room, with doors leading again out to the rear garden. A good sized dining room with views to the rear and a lovely bright living room with feature fireplace and views to the front.

Upstairs are 4 good sized bedrooms, the master bedroom has an en suite bathroom and a separate walk through dressing room. There is a family bathroom, which services the further 3 bedrooms on this floor,

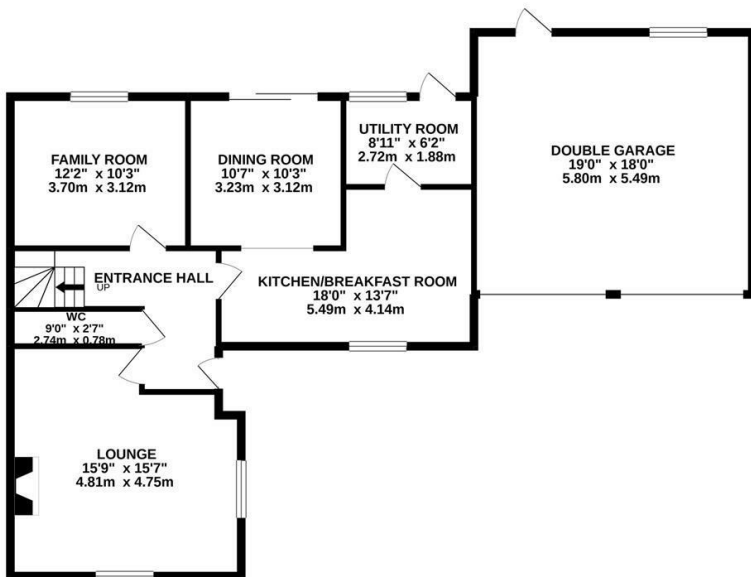
Outside the property has a good sized driveway with parking for 3 cars and access to the double garage. To the rear of the property is a lovely private garden overlooking open playing fields, which belong to Tewkesbury School, we have been informed by the owner of the property that this can be used outside of school hours, for your own recreational purposes. There are a number of things in the garden which shall be staying with the property on completion, the greenhouse, the play set and the fairy house.

This is a really lovely family home, which has been lovingly looked after and really is a 'turn key' property, where you can literally move in and just enjoy life.

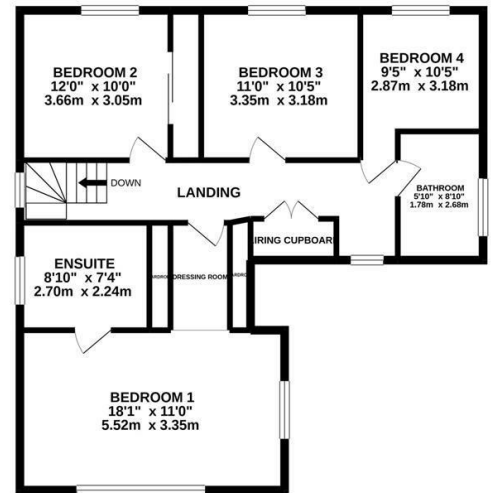
Please call our office now to arrange a viewing. Early viewing is advised to ensure you do not miss this opportunity.



GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1930 sq.ft. (179.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Lounge

15'9 x 15'7 (4.80m x 4.75m)

### Dining Room

12'2 x 10'3 (3.71m x 3.12m)

### Kitchen Breakfast

18'0 x 13'7 (5.49m x 4.14m)

### Family Room

10'7 x 10'3 (3.23m x 3.12m)

### Bedroom 1

18'0 x 11'0 (5.49m x 3.35m)

### Bedroom 2

12'0 x 10'0 (3.66m x 3.05m)

### Bedroom 3

10'5 x 11'0 (3.18m x 3.35m)

### Bedroom 4

10'5 x 9'5 (3.18m x 2.87m)

### Garage

18'0 x 19'0 (5.49m x 5.79m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@ancientgrudge.co.uk](mailto:info@ancientgrudge.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.  
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

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