



An impressive family home

Tewkesbury Road, Longford, Gloucester, Gloucestershire, GL2

Freehold

savills

Entrance porch • entrance hall • drawing room • sitting room
• dining room • kitchen • service kitchen & utility • boot room
• store master bedroom with en suite bathroom • bedroom with
en suite shower room • three further bedrooms • family
bathroom • outbuilding with store room & cloakroom • double
garage & further store • summerhouse • mature gardens

Local Information

St Michael's is situated in a private location within Longford, an area just to the west of the city of Gloucester. The property has convenient access to local and national communications including the A40, A39 and M5 and there are rail and bus stations in nearby Gloucester, providing links to London, Birmingham and Bristol. Excellent shopping is found locally in Gloucester with a further choice of schooling, shopping and restaurants in Cheltenham.

About this property

St Michael's is a handsome five bedroom detached family residence, situated at the end of its own long private driveway off the Tewkesbury Road, Longford.

Spacious and versatile accommodation is set out over two floors and comprises an impressive hallway with a flying staircase, three large reception rooms, an outstanding contemporary kitchen & breakfast room with service kitchen, utility room, cloakroom and boot room.

On the first floor there are five bedrooms (one with an en suite bathroom and another with en suite shower room) and a family bathroom.

Outside there are attractive and good sized mature gardens featuring a summerhouse.

The long private driveway has electric gates leading to a large parking area for several cars and a double garage with a workshop/store.

In addition to the rear of the property there is a detached outbuilding with w.c. which has been recently used as a boutique clothing showroom.

Additional information

Services

Mains water, electricity, gas and drainage.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council,
Tewkesbury

Energy Performance

EPC Rating = D





St Michaels, 16 Tewkesbury Road, Longford, Gloucester

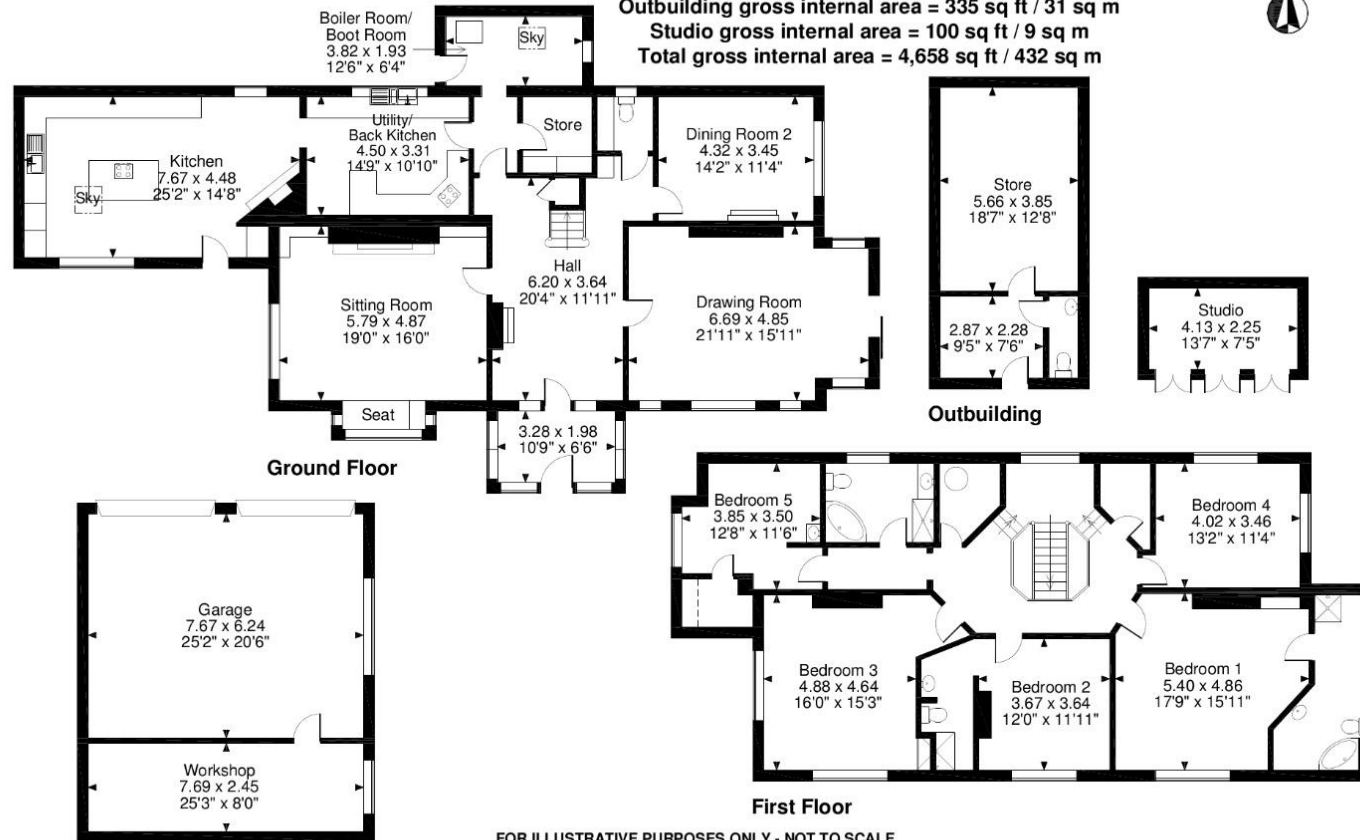
Main House gross internal area = 3,493 sq ft / 324 sq m

Garage gross internal area = 730 sq ft / 68 sq m

Outbuilding gross internal area = 335 sq ft / 31 sq m

Studio gross internal area = 100 sq ft / 9 sq m

Total gross internal area = 4,658 sq ft / 432 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
	57	75
England, Scotland & Wales		EU Directive 2002/91/EC

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