

TYNINGS HOUSE

— CHELTENHAM —



TYNINGS HOUSE, CHELTENHAM, GL51 4XF

Main House: Entrance hall · Kitchen · Sitting/ Dining room · Living room
Study · Home office · 4 Bedrooms · 2 Bathrooms · Terrace · Garden
Gated driveway with ample parking · Circa 0.35 acres.

Annex: Sitting room · Kitchen · 2 Bedrooms · Bathroom

A wonderful period home close to Cheltenham Spa with superb annex

Description

Tynings House is a fabulous family home, superbly situated within striking distance of the hustle and bustle of Cheltenham Spa. Beautifully renovated and extended, the current owners have been mindful to create a contemporary and practical home whilst maintaining stunning period features with original fireplaces and flooring. The layout of the accommodation works wonderfully with bright and light living spaces and cosy corners.

The kitchen/family room is clearly the heart of the house and a lovely room in which to entertain family and friends. The kitchen breakfast bar is ideal for morning coffees and evening catch ups whilst cooking up a feast and the open plan aspect of the room works brilliantly when hosting larger gatherings. The kitchen

is well laid out with bespoke units and modern appliances. There is plenty of worktop and storage space. French doors leading to the terrace allow for indoor/outdoor living in the warmer months. The dining and sitting areas work very well for everyday living, and equally when entertaining, and the feature fireplace makes this a cosy room in the winter.

The living room is perfect for relaxing moments with a good book after a day exploring the Cotswolds. The wood burner creates a cosy atmosphere and adds extra warmth in the winter months and there is plenty of natural light.

There are two further reception rooms along the hall which are currently set up as home studies. These could equally

make a great playroom for younger children and a media room for family movie nights.

The utility room keeps the piles of washing out of sight and comes in handy for muddy wellies after a long country walk! There is also a home gym.

Upstairs comprises the master bedroom with en suite bathroom and dressing room. There are three further bedrooms and a family bathroom. The rooms are beautifully laid out with careful thought having been put into creating comfortable rooms with plenty of natural light.

The annex, also known as Welsh Corner, provides excellent independent ancillary accommodation and comprises a

generous reception room with French doors to the terrace and garden, a well-equipped kitchen with adjacent utility and cloakroom, and there are two bedrooms and a bathroom on the first floor.

Outside the terrace is a wonderful space to entertain in the summer months with al fresco BBQs and lazy sundowners. The enclosed garden is a stunning feature of the house and is a true haven of outdoor space. It is predominantly laid to lawn, interspersed with colourful herbaceous borders and mature trees. There is a delightful summerhouse and a garden store.

There is plenty of parking on the gated gravel driveway.

Location

Tynings House is superbly located in Shurdington, to the south-west of Cheltenham Spa. The village is home to The Cheese Rollers and The Bell Inn, a primary school, beautiful St Paul's church, a store with post office and two garden nurseries. The main bus route to both Cheltenham and Gloucester is just a short walk from the house.

Cheltenham with its extensive array of facilities is only a short drive away. Leckhampton has a wide range of local amenities on the Bath Road. One is spoilt for choices with a variety of boutiques, cafes, restaurants, bakeries, butchers, greengrocers and pubs. Other popular areas of Cheltenham such as Tivoli, Montpellier and The Suffolks are home to a great choice of restaurants, bars, hotels and boutique shops.

Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals.

Sporting opportunities are abundant with nearby golf courses in Charlton Kings, Ullenwood, Naunton and Cirencester; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of state, grammar and private schools such as Shurdington Primary School, Bourneside School, Cheltenham Colleges, Pate's Grammar School, Marling School, The Crypt School, Richard Pate's and Dean Close, to name but a few.

Communication links are excellent with the M5 motorway link at J11 providing access both North and South, the A40 to Oxford and London and the A419 to the M4. There are regular direct trains to London Paddington from Cheltenham Spa Railway Station, which is approximately 2.5 miles away. The international airports of Birmingham and Bristol are within one hour's drive.



*Cheltenham Spa 2.5 miles
(direct trains to London Paddington)
Gloucester 7 miles
Stroud 11 miles
Cirencester 15 miles
Swindon 32 miles
Bristol 39 miles
Oxford 43 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water, electricity, drainage and gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Tewkesbury Borough Council, Public Services Centre, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT. Tel: 01684 295010. Council Tax Band G and D. EPC rating D.



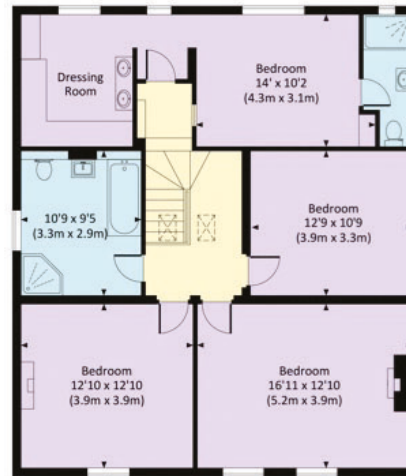
TYNINGS HOUSE, SHURDINGTON, GL51

Approx. gross internal area 3111 Sq Ft. / 289.0 Sq M.

Approx. gross internal area 4192 Sq Ft. / 389.4 Sq M. Inc. Annexe



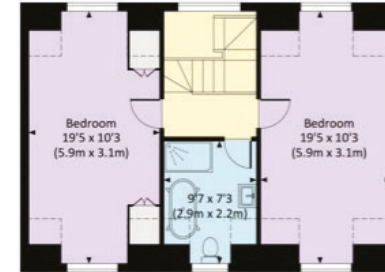
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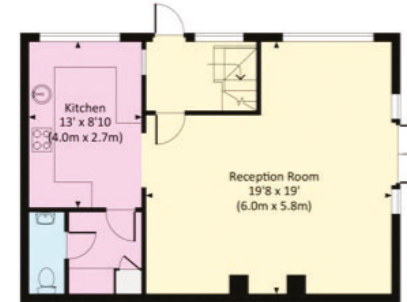
FIRST FLOOR



LOWER GROUND FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



All measurements are approximate and for guidance and illustrative purposes only.

SHARVELL PROPERTY

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