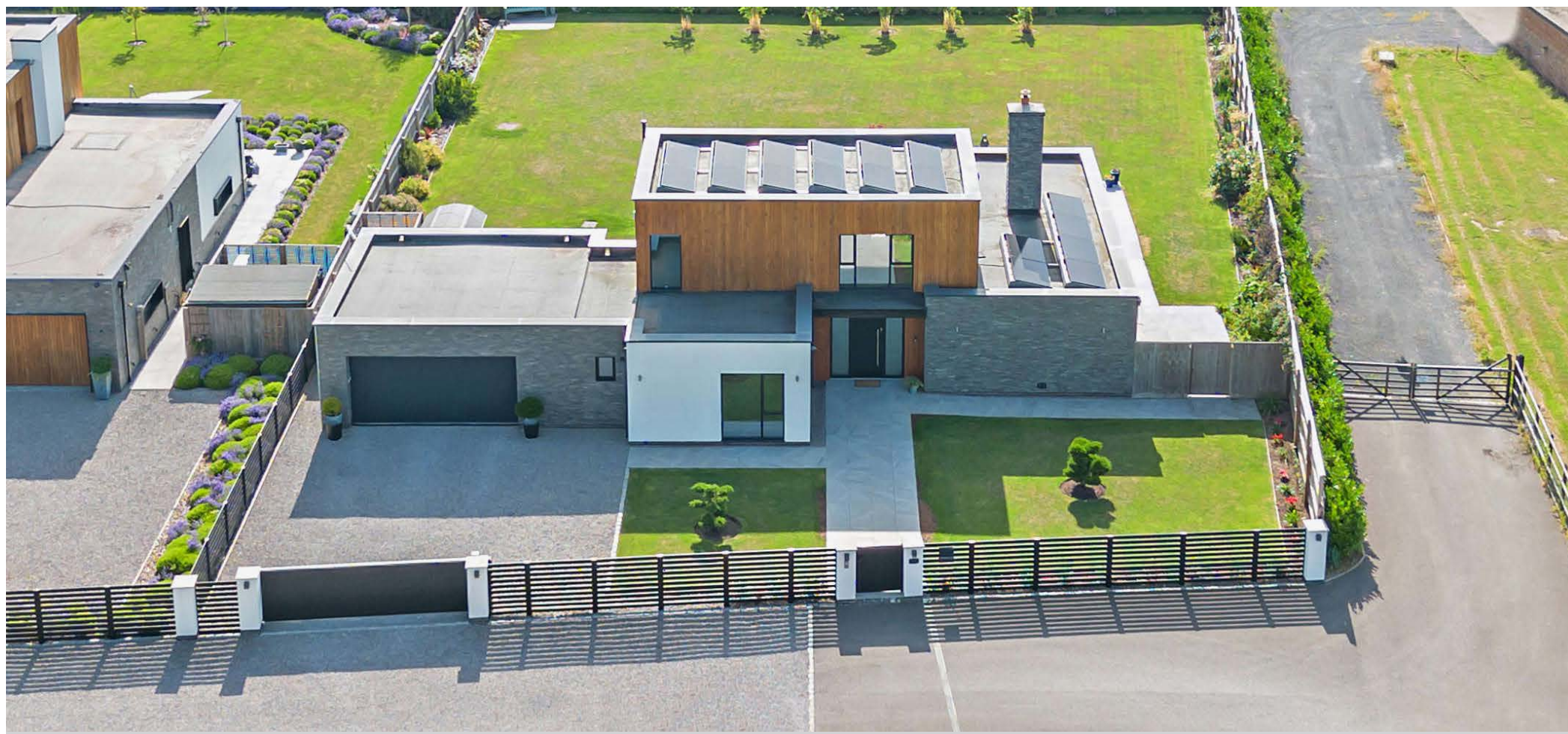




HEDGEROWS

Shuthonger, Tewkesbury, GL20 6BG

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A masterpiece of contemporary design, where light, space, and sustainability converge. Nestled in an exclusive enclave of just four homes, this immaculate new-build residence offers unrivalled countryside vistas, versatile living across two floors, and the effortless elegance of modern eco-luxury.

- Beautifully designed
- Energy Efficient
- Four/Five Bedrooms, including a versatile ground floor ensuite room
- Formal Sitting
- Open Plan Kitchen/Dining Room
- Versatile Ground Floor Bedrooms
- Ample parking
- Double garage
- Low maintenance garden
- Edge-of-village location
- Countryside views

DISCOVER THE ART OF MODERN LIVING

Welcome to Hedgerows—a breathtaking four/five-bedroom detached home that redefines contemporary living. Every inch of this property has been meticulously crafted to celebrate natural light, seamless flow, and timeless design.

From the moment the electric gates open to reveal this striking residence, you'll appreciate the thoughtful balance of open-plan grandeur and intimate, flexible spaces. Whether you are entertaining on a grand scale, working from home, or accommodating multi-generational family life, this home adapts beautifully to your every need.

With an impressive EPC rating of 99A, underfloor heating throughout, and cutting-edge renewable technology, Hedgerows is not just a home for today—it's an investment in a more sustainable tomorrow.

A WELCOME THAT MAKES AN IMPRESSION

Step through the high-security entrance into a sweeping, light-filled hallway that sets the tone for the rest of this extraordinary home.

The Heart of the Home – Kitchen & Dining Room

The stunning open-plan kitchen and dining area is a culinary masterpiece. Flooded with natural light from sliding doors that dissolve the boundary between indoors and out, this space is designed for both relaxed family meals and sophisticated entertaining.

- Bespoke fitted cabinetry with premium finishes
- Integrated Siemens appliances, Caple fridge & freezer, and Miele dishwasher
- Instant boiling-water tap for ultimate convenience
- Elegant underfloor heating underfoot
- Direct access to the sun-drenched terrace and landscaped gardens

The Sitting Room

A triple-aspect formal sitting room offers a tranquil retreat, complete with a feature log-burning stove—the perfect spot to unwind while taking in panoramic views of the surrounding countryside.



Versatile Ground-Floor En-Suite and Family Bathroom.

Perfect for guests, teenagers, or multi-generational living, the ground floor boasts two generously proportioned bedrooms (currently styled as Bedrooms 2 & 3), plus a flexible study/bedroom 4 that can effortlessly transform into a gym, playroom, or snug.

A spacious utility room with external access adds practical convenience to this exceptional floorplan.

THE PRINCIPAL RETREAT

Ascend the staircase to an impressive first-floor landing—generous enough to create an additional living or study space if desired.

The Principal Suite is a sanctuary of calm, featuring:

- A luxury ensuite shower room
- A private balcony—the ideal vantage point to savour breathtaking, uninterrupted countryside views

Both Ground and First Floor benefit from the same luxurious underfloor heating, ensuring warmth and comfort throughout.

OUTSIDE: PRIVACY WITH PANORAMA

Set centrally within its generous plot, Hedgerows is shielded from the world by electric gates and mature landscaping.

- Front Gardens: Manicured lawns that enhance the property's striking curb appeal.
- Rear Garden: A low-maintenance haven designed for alfresco entertaining, with a spacious patio terrace that flows seamlessly from the interior—perfect for summer dining, morning coffee, or evening relaxation.
- Parking & Garaging: Ample off-road parking, plus an extra-large double garage with remote finger and fob control, complete with an electric vehicle charging point.

The open countryside provides a glorious, ever-changing backdrop, ensuring that every window frames a postcard-perfect view.



BUILT FOR THE FUTURE

Hedgerows is as intelligent as it is beautiful, featuring:

- Air Source Heat Pumps
- Solar Panels
- 2 Tesla Powerwall Batteries
- High-efficiency aluminium glazing
- Underfloor heating on both floors
- Smart intruder alarm system
- 10-Year LABC Warranty (5 years remaining)

A VILLAGE ADDRESS, A COUNTY LIFESTYLE

Shuthonger is a charming, accessible hamlet on the edge of the sought-after village of Twynning—home to two welcoming pubs, a village shop/post office, and an outstanding primary school.

Yet for all its rural tranquillity, Hedgerows is remarkably well-connected:

- Tewkesbury – just a short drive
- Cheltenham, Gloucester & Worcester – all within easy commuting distance, offering exceptional schools, cultural hubs, and leisure facilities
- M50 & M5 motorways – providing fast links to the South and North

Surrounded by beautiful walking and riding country, this is a haven for those who cherish the outdoors without sacrificing convenience.

A HOME FOR EVERY CHAPTER OF LIFE

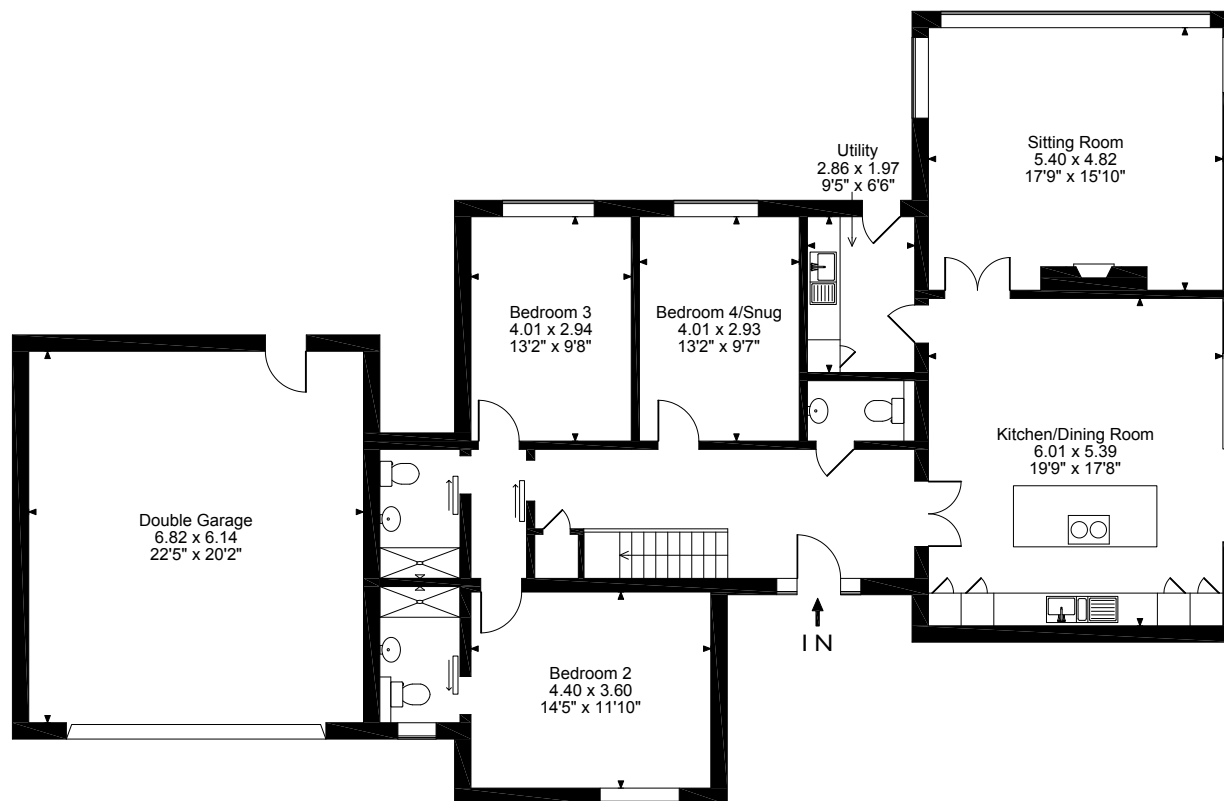
Whether you are a growing family, a professional seeking a peaceful retreat, or a multi-generational household in need of flexible space, Hedgerows offers an unparalleled opportunity.

Rare, refined, and ready to welcome its next owners—this is more than a property; it's a place to create lasting memories.

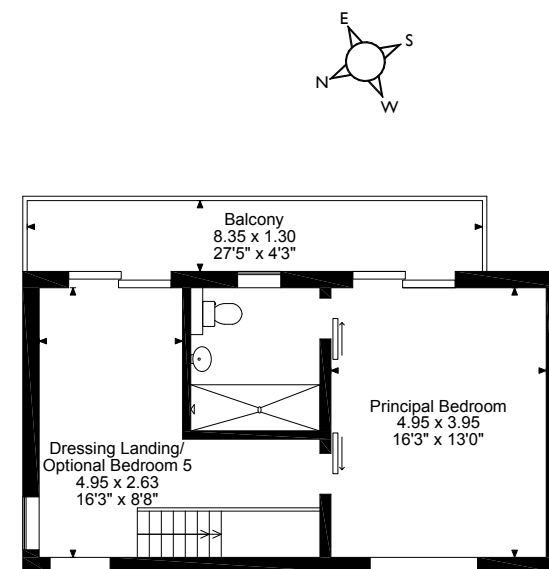
Contact us today to arrange your private viewing.



Hedgerows, The Rise, Tewkesbury, Gloucestershire
 Approximate Gross Internal Area
 Main House = 186 Sq M/2002 Sq Ft
 Double Garage = 42 Sq M/452 Sq Ft
 Total = 228 Sq M/2454 Sq Ft



Ground Floor



First Floor

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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Score	Energy rating	Current	Potential
92+	A	99 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		