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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

7, The Holt  
Bishops Cleeve GL52 8NQ

**£635,000**



FOR SALE

Set in a prestigious village location is this handsome, four bedroom, detached family house. The property offers substantial, well planned living accommodation featuring reception hall, study, lounge, separate dining room, conservatory and kitchen/breakfast room. To the first floor there is an impressive galleried landing, modern shower room, four good size bedrooms with the master having a dressing room and en-suite. To the exterior there is an ample driveway leading to a double garage and attractive enclosed south facing rear gardens. \* No onward chain \*

Entrance porch to reception hall with solid oak flooring and doors to cloakroom, storage cupboard, study, lounge and kitchen/breakfast room, stairs to galleried landing and first floor living accommodation. Cloakroom with modern white suite. Study: fitted with a matching range of office furniture. Lounge: bay window to front aspect, fireplace with wooden surround and marble raised hearth fitted with modern gas coal effect flame, solid oak flooring and doors to dining room. Dining room: double doors to conservatory. Conservatory: solid oak flooring, ceiling light fan, power points and heater, French doors to patio and rear garden. Kitchen/breakfast room: fitted with a matching range of eye and base level storage units with built-in and integrated appliances to include fridge-freezer, dish washer and fan assisted oven and gas hob and extractor hood and door to dining room and utility room. Utility room: door to side aspect, fitted storage cupboards, sink unit and appliance space.

First floor: galleried landing, doors to shower room, airing cupboard and bedrooms one, two, three and four. Shower room: modern white suite comprising: built-in shower with tiled splash backing and shower screen, vanity unit and WC. Bedroom one: walk in dressing area/ wardrobe, door to en-suite with built-in shower, hand basin and WC. Bedroom two: built-in wardrobe. Bedroom three: two built-in double wardrobes. Bedroom four: built-in wardrobe.

Exterior: front garden being laid to lawn with various specimen trees and flowers and shrubs, tarmac driveway leading to double garage, gated side access to rear garden. Rear garden: south facing enclosed garden with patio area being laid to lawn and well stocked with various specimen trees and flower and shrub borders.

Study: 7' 11 x 7'

Lounge: 17' 10 into bay x 12' 8 bay

Dining room: 11' 7 x 9' 11 max



Bedroom three: 11' x 9' 8  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	