



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

£450,000



FOR SALE

A rare opportunity to acquire this stunning period cottage situated in a beautiful countryside setting on a quiet lane. The property has been extended and extensively modernised in recent years with a spacious light and airy feel, featuring sitting room with open fireplace, separate dining room, cloaks/shower room and modern fully integrated kitchen. On the first floor there are two large double bedrooms, separate w.c and modern bathroom suite. To the exterior there are generous mature enclosed gardens and an attractive wisteria vine climbs the front elevations of the property. * PROMPT VIEWING IS RECOMENDED *

Great Washbourne is a beautiful village and former civil parish, now in the parish of Dumbleton, in the Tewkesbury district, in Gloucestershire, England, 6 miles east of Tewkesbury and 6 miles west of Evesham.

Entrance porch to dining room. Dining room: window to front aspect, latch door with stairs to landing and first floor living accommodation and doors to sitting room, kitchen and cloaks/shower room. Sitting room: double aspect windows and patio doors to attractive rear garden and patio. Shower/cloakroom with modern white suite comprising quadrant shower, vanity unit, WC and wall mounted chrome radiator. Kitchen: window and French doors to patio and rear garden, modern extensively fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fan assisted oven, ceramic hob, extractor hood, fridge-freezer, dish-washer and washing machine.

First floor: landing, window with lovely views over garden and to surrounding hills, built-in wardrobe and airing cupboard, trap to loft space and doors to single WC, bathroom and bedrooms one and two. Single WC with modern white suite. Bathroom: window to rear aspect, modern white suite comprising bath, with tiled splashbacks, shower and shower screen and vanity unit. Bedroom one: window to front aspect with lovely views over village and built-in wardrobe. Bedroom two: window with attractive village views.

Exterior: Driveway leading to garage, front garden being enclosed with wooden picket fencing being mainly laid to lawn and stocked with various flower and shrub borders, an attractive mature Wisteria vine climbs the front elevations of the property and there is gated side access to rear garden where there is a substantial mature enclosed rear garden with two generous patio areas being laid to lawn and well stocked with various flower and shrub borders. What was formerly an outside toilet has been converted into a boiler house with Worcester floor standing boiler.







Ground Floor
Approx. 64.2 sq. metres (691.4 sq. feet)



Total area: approx. 102.4 sq. metres (1102.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		