



Please note, the boundary shown in red is for illustrative purposes only and should not be relied upon as an accurate representation of property lines.



# Woodmancote

Bushcombe Lane, Woodmancote, Cheltenham, GL52 9QL

£730,000 Freehold

A 3 bedroom detached house, situated on a lovely elevated plot extending to approx. 0.6 acres with potential to extend/remodel (with the relevant consents).

NO ONWARD CHAIN • drawing room • dining room • kitchen/breakfast room • utility room • 3 bedrooms • 2 bath/shower rooms • home office/gym • games room (formally the garage) • parking for several cars • large garden • gas central heating

## Description

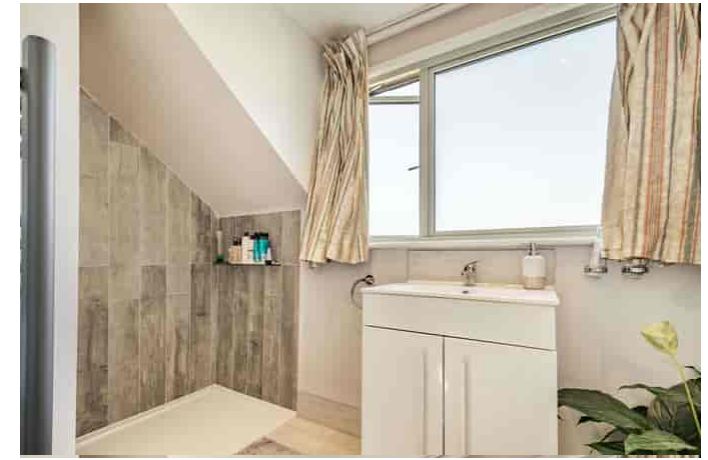
A detached family home, situated on the slopes of Cleeve Hill within the Cotswolds Area of Outstanding Natural Beauty. The property and plot offer an excellent opportunity to extend and remodel, subject to the relevant consents (planning permission was obtained to create a 4th bedroom and bathroom upstairs but has since expired). The accommodation currently includes a large drawing room enjoying lovely views, dining room, kitchen/breakfast room, separate utility room, and a downstairs bathroom. Upstairs, there are 3 bedrooms and an en suite shower room to the master bedroom. Outside, there is a large mature garden extending to approx. 0.6 of an acre incorporating a home office/gym, large detached games room (formally the garage), and a driveway providing ample parking.

## Further Information:

**Local Authority** Tewkesbury Borough Council. **Tax Band** G. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTC connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



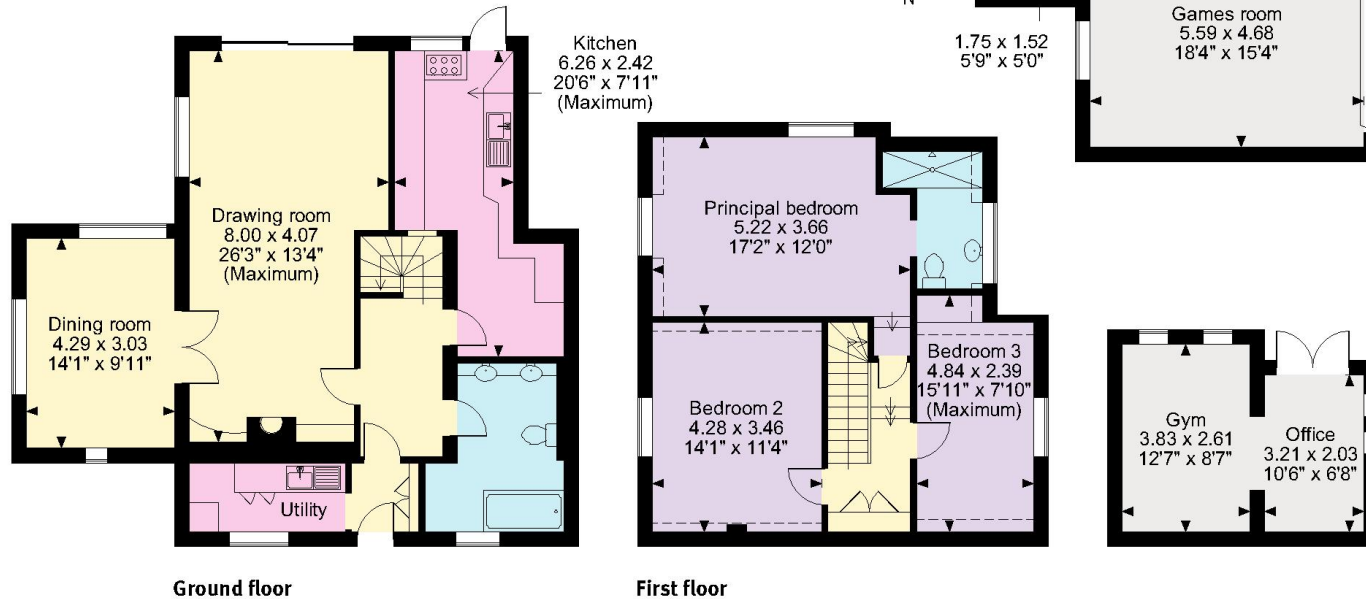




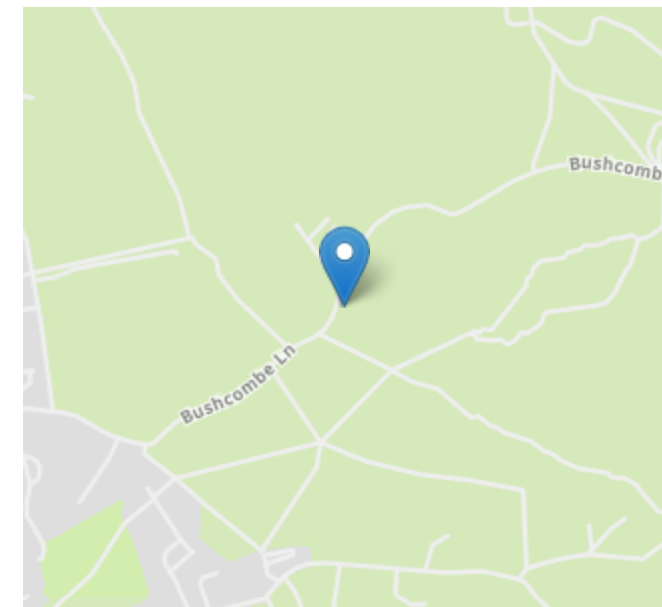
### Situation

Set on the lower slopes of Cleeve Hill on the edge of Woodmancote village, Kerrs Hill is positioned along a quiet residential lane. The property benefits from being a walkable distance of good local amenities such as the village hall and playing fields that host the village cricket club, the village store, hairdressers, pub, and a local primary school.

**Kerres Hill, Bushcombe Lane, Woodmancote, Cheltenham**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 138sq.m (1,488sq.ft)**  
**Outbuildings = 47sq.m (503sq.ft)**




□ 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	73	
(55-68)		
D		
(39-54)	45	
E		
(21-38)		
F	45	
(1-20)		
G	45	
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC



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