



Boddington



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Boddington Lane, Boddington, Cheltenham, GL51 0TJ

Guide Price £825,000 Freehold

A 4 bedroom semi-detached, period house, situated at the end of this quiet country lane overlooking glorious open countryside.

Living room • family room • dining room • kitchen/breakfast room • cloakroom • 4 bedrooms • 2 bath/shower rooms • lovely garden • detached double garage • driveway • small store • oil fired central heating • glorious views

Description

This characterful period cottage sits in generous level gardens with far reaching views of the surrounding countryside. The very well presented accommodation includes a spacious kitchen/breakfast room, living room with feature fireplace, dining room with a wood burning stove, ground floor cloakroom, and family room with double doors opening out to the garden. Upstairs, there are 4 good size bedrooms (all with fitted wardrobes) and 2 bath/shower rooms (one en suite). Outside, there is a gravel driveway providing ample parking and turning space, a fully insulated detached double garage, and landscaped gardens with an impressive seating area which includes a kitchen/BBQ. The property further benefits from oil central heating, double glazing, and EV Charger point.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Private. **Heating** Oil Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

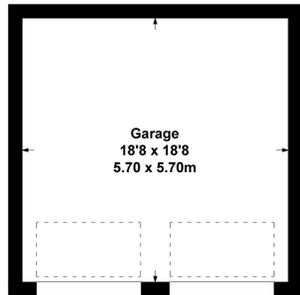
Well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away and providing excellent education for all ages, sporting facilities and entertainment. Also within easy reach are major road links including the M5 north and southbound, A417 and the M4.

2 Kennels Cottages

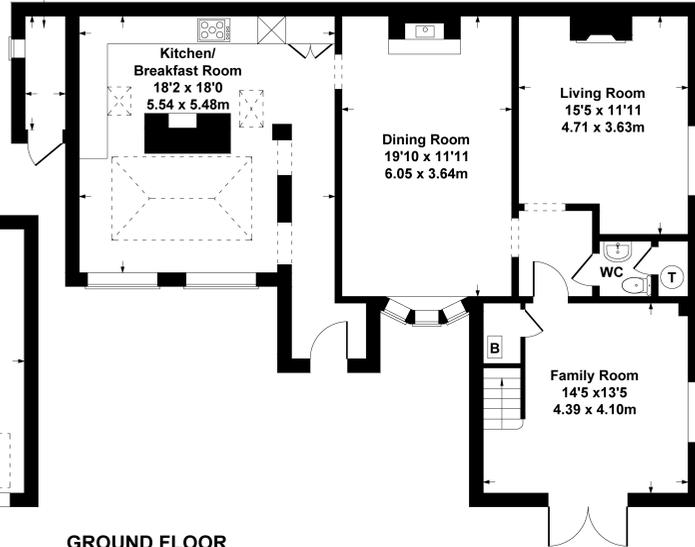
Approximate Gross Internal Area
 House : 1733 sq ft - 161 sq m
 Garage : 344 sq ft - 32 sq m
 Outside Store : 22 sq ft - 2 sq m
 Total : 2099 sq ft - 195 sq m



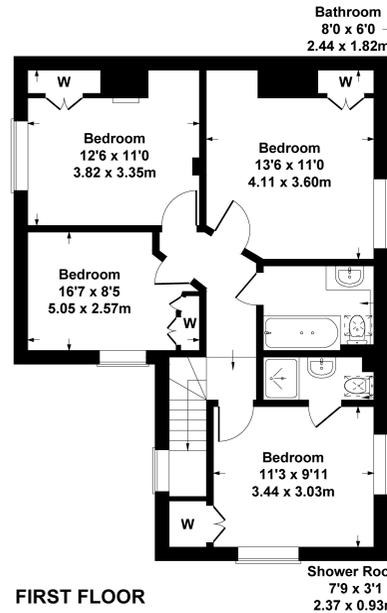
Store
 8'0 x 2'10
 2.45 x 0.86m



GARAGE
 (Garage Location/Orientation
 Not Accurate)



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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