



Gotherington



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Shutter Lane, Gotherington, Cheltenham, GL52 9EZ

£995,000 Freehold

A attractive 5 bedroom, detached, family house, situated in a quiet no-through road in this sought after village.

APPROX 2200 SQUARE FEET • reception hall • living room • family room • home office • kitchen/dining room • utility room • cloakroom • 5 bedrooms • 3 bath/shower rooms • double detached garage • driveway • New Home Premier Guarantee • gas central heating & double glazing

Description

Built by Centaur Homes in 2017, this impressive property offers stylish and spacious family living space in a sought after location. The beautifully presented accommodation includes a generous reception hall, living room with feature fireplace, family room, home office, and a magnificent kitchen/dining room with a range of quality integrated appliances and fully retractable bi-folding doors which open out to the rear garden. Also on the ground floor is a utility room and downstairs cloakroom. Upstairs, there are 5 bedrooms and 3 luxury bath/shower rooms (2 en suites). Outside, there is ample parking, a detached double garage, and a landscaped west facing garden enjoying a good degree of privacy. The property further benefits from gas central heating, double glazing, and still has 2 years remaining of the New Home Premier Guarantee.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** G. **Electricity**

Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

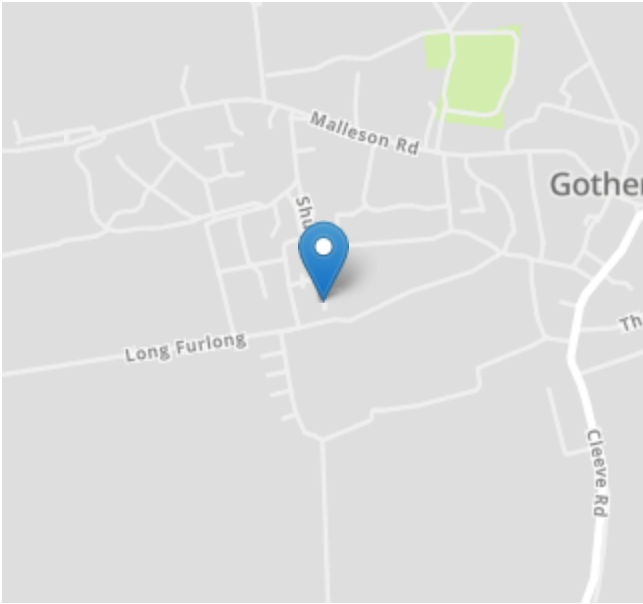
Broadband Cable connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

Gotherington is a popular village with a community feel and offers amenities including a 'Good' Primary School, local shop, post office, and popular public house. The nearby town of Cheltenham is renowned for its fine architecture, national hunt racing, shopping, and excellent schools. There are good sporting and leisure facilities in the area including several gyms, leisure centres, swimming pools, tennis, squash, hockey and golf clubs. Access to the motorway network is via Junctions 9, 10 & 11 on the M5. There are train services to London and other cities from Cheltenham Spa.



16 Shutter Lane

Approximate Gross Internal Area
House : 2207 sq ft - 205 sq m
Garage : 377 sq ft - 35 sq m
Total : 2584 sq ft - 240 sq m



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. 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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