



Tel: 01242 676767

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

Caradoc , Station Road  
Woodmancote GL52 9HN

**£559,950**



FOR SALE

**The Property:** An exceptional 1930s bay fronted, three double bedroom chalet style detached bungalow. The property is situated on a generous plot within in a highly regarded village location. The spacious well planned living accommodation features reception hall with Oak flooring, cloakroom, large lounge, conservatory, separate dining room, family room/bed three, fitted kitchen, utility room, bedroom two and shower room. On the first floor is the main bedroom with an en-suite bathroom. There is a substantial mature enclosed rear garden with patio terrace and newly built summer house and a blocked paved driveway offering hardstanding for six vehicles leads to a tandem garage. **\*\* NO ONWARD CHAIN \*\***

**Location:** Woodmancote is a pretty village which lies on the lower slopes of Cleeve Hill. There are lovely walks and riding into nearby countryside, a well regarded infants and junior school, local stores, hairdressers, cricket club and welcoming village Inn's and restaurants. Bishops Cleeve village with its larger range of amenities is slightly further afield and is both popular families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, boutique shops, excellent eateries, and a lively café scene in addition to a Chemist, doctor's surgery and dentist. A church, active village hall, an excellent local secondary and three primary schools have further secured its status as one of the more sought-after locations. Cheltenham is only four miles away. A fashionable Spa town with excellent leisure, shopping and cultural offerings including the many festivals it hosts.

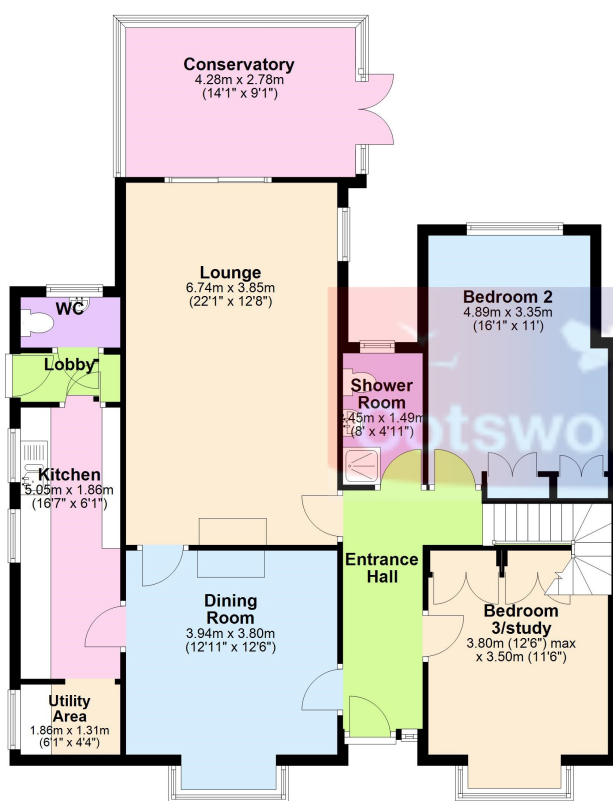






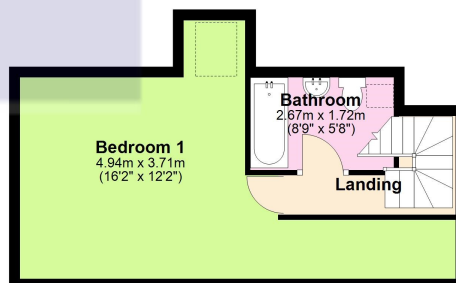
### Ground Floor

Approx. 115.5 sq. metres (1242.7 sq. feet)



### First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 145.7 sq. metres (1568.2 sq. feet)

| 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>                            |         | 76        |
| (55-68) <b>D</b>                            | 60      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |