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

8, Woodmancote Vale
Woodmancote GL52 9RJ

£525,000



FOR SALE

A substantial stone built three bedroom detached bungalow set in a prime location with lovely views to surrounding hills. The property occupies a generous plot and offers spacious well planned living accommodation comprising lounge with vaulted ceiling, dining room, kitchen/breakfast room, ante room, three bedrooms with large master bedroom with en-suite. To the exterior there is ample driveway for five vehicles leading to garage and generous attractive gardens.

Entrance hall, doors to cloakroom, lounge and bedroom three. Cloakroom with modern suite. Lounge: Feature vaulted ceiling, fireplace with gas coal effect living flame fire and door to hallway and bedrooms. Dining area: door to conservatory and door to kitchen/breakfast room fitted with a matching range of storage units with built-in fan assisted oven, gas hob and extractor hood, appliance space and breakfast bar. Utility area with appliance space, door to conservatory and door to anteroom. Anteroom: wall mounted gas boiler and door to garage. Conservatory: lovely views to Nottingham Hill and doors to patio and garden. Bedroom three: built-in double wardrobe. Bathroom: fully tiled suite comprising bath with shower, pedestal wash hand basin, bidet and WC, built-in airing cupboard. Bedroom one: window to rear garden, built-in double wardrobe and door to en-suite shower room. Bedroom two: window and door to garden and built-in wardrobe. Bedroom three: window to front aspect and built-in wardrobe.

Exterior: Front garden laid to lawn with various trees and flower and shrub borders, a block paved driveway offering parking for approximately five vehicles leading to garage. Gated side access to rear garden. Rear garden: Outstanding views to Nottingham hill backing onto school playing fields, being enclosed with walling and hedging and laid to lawn with various trees and flower and shrub borders with two separate patio areas.







GROUND FLOOR
Approx. 139.7 sq. metres (1503 sq. feet)



Total area: approx. 139.7 sq. metres (1503 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of the plan other than under a warranty.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	