April Court
Nick
GRIFFITH
ESTATE AGENTS

April Court

Church Lane, Badgeworth, Cheltenham, GL51 4UL

Guide Price £1,500,000 Freehold

An individual 5 bedroom detached family house set in generous level gardens adjoining open countryside.

INDOOR HEATED SWIMMING POOL • reception hall • drawing room • dining room • family room • kitchen/breakfast room • utility room • home office • 5 bedrooms • 3 bath/shower rooms • detached double garage • mature gardens

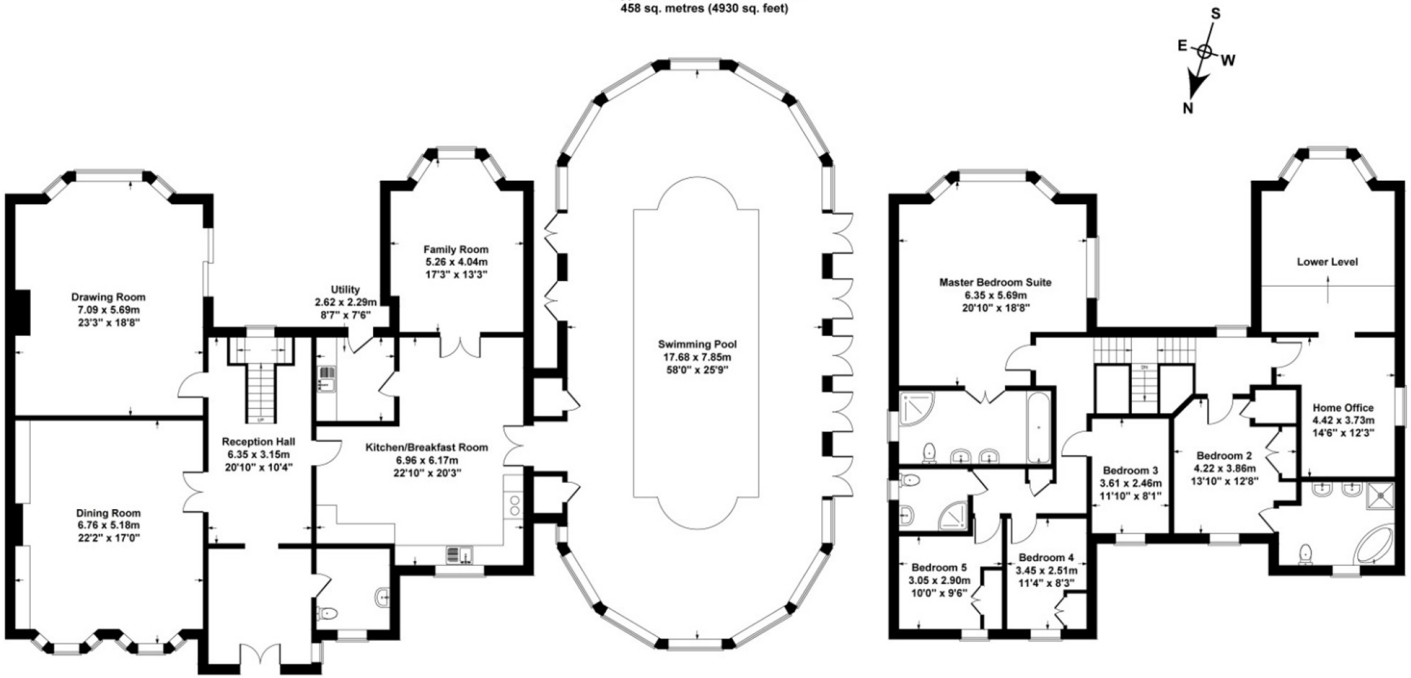
Description

April Court is a substantial family home, set in approx. 0.75 acres, in this sought after lane on the outskirts of Cheltenham. The accommodation is approached via a grand reception hall with central staircase, drawing room with feature open fire overlooking the gardens, an equally impressive dining room also with feature fireplace, kitchen/breakfast room, utility room, and a family room with fully vaulted ceiling again enjoying an outlook across the mature gardens. Through the kitchen/breakfast room, doors lead to the heated indoor pool and entertainment area. Upstairs, there are 5 bedrooms and 3 bath/shower rooms, en suites to the master and guest bedrooms. Also upstairs is the fully fitted home office, which is open to the family room below. Externally the landscaped gardens enjoy a southerly aspect and complete privacy, adjoining open fields at the rear. There is a detached double garage with electric door, and ample parking and turning areas for several vehicles. Council Tax Band G - Tewkesbury Borough Council (£3120 - 2022/23).

Situation

Situated in a lovely rural setting in the popular village of Badgeworth, close to reputable Leckhampton and the vibrant Bath Road. This sought after location provides the perfect balance of country living with convenience and whilst distinctively semi-rural, is extremely close to Cheltenham. Cheltenham is renowned for its lively café and restaurant culture, festivals, excellent shopping, and particularly its exceptional schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close, in addition to a number of excellent local state primary and grammar schools.

Approximate Gross Internal Area
458 sq. metres (4930 sq. feet)

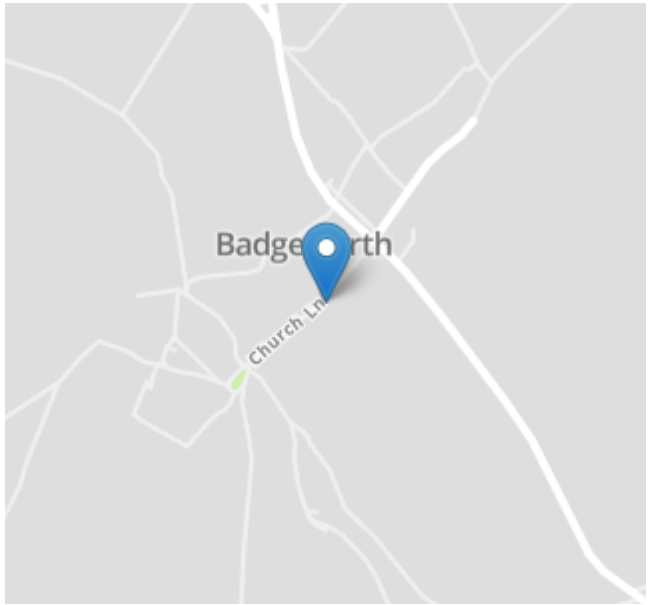


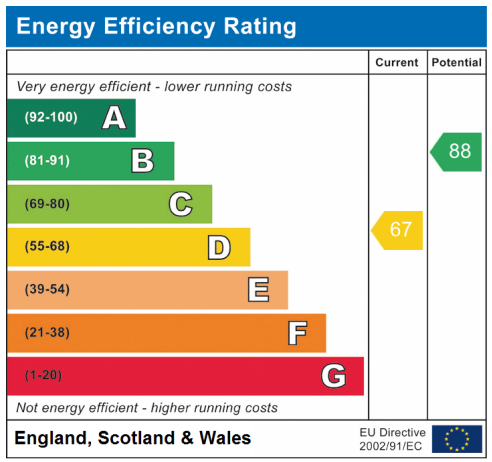
Ground Floor

First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent,the illustrator or Connor and Company





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