



Coombe Hill



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Villard Close, Coombe Hill, Gloucester, GL19 4ER

£775,000 Freehold

An impressive 5 bedroom, detached, family house, situated in this quiet no-through road with excellent access to Cheltenham, Gloucester and Tewkesbury.

APPROX 2500 SQUARE FEET • reception hall • living room • magnificent kitchen/dining/family room • utility room • home office • cloakroom • 5 bedrooms • 4 bath/shower rooms • detached double garage • games room • landscaped garden • gas central heating & double glazing • NHBC guarantee

Description

An attractive and beautifully presented home which has been upgraded by the current owners, creating generous and versatile living space. The accommodation includes a reception hall, bay fronted living room, a large open plan kitchen/dining/family room with doors opening to the rear garden, separate utility room, downstairs cloakroom, and a home office. Upstairs, there are 5 double bedrooms and 4 luxury bath/shower rooms, the master bedroom also has a fitted dressing area. Outside, there are landscaped gardens to the front and rear, a driveway, detached double garage, and a games room with bi-folding doors. The property further benefits from gas central heating, double glazing, and has approx. 8 years remaining of the NHBC guarantee.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

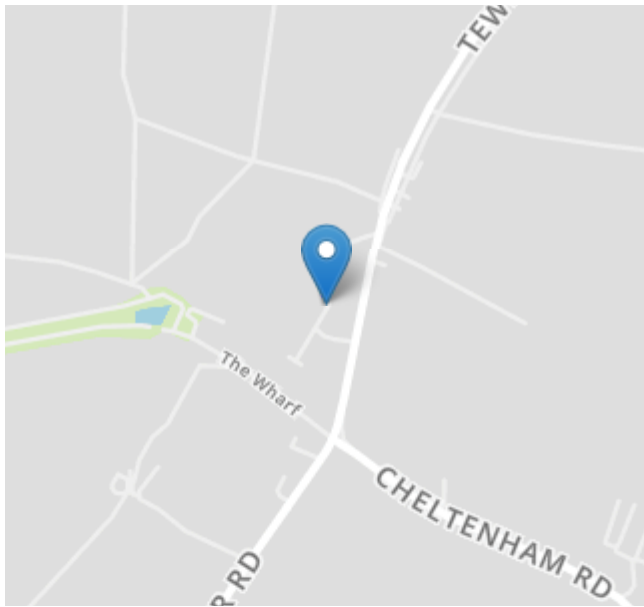
PLEASE NOTE: The building regulation certificate for the loft conversion is to follow shortly.





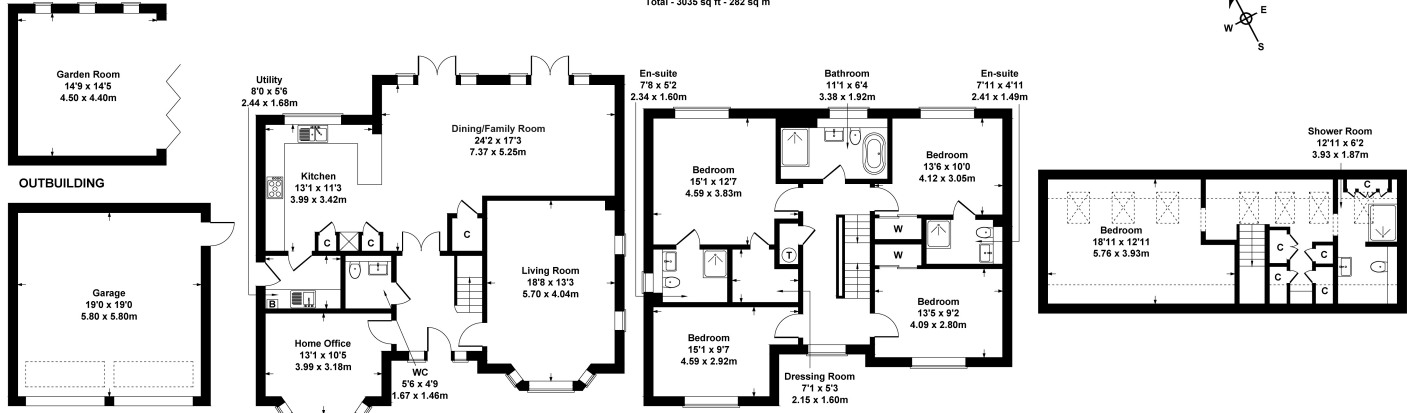
Situation

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



22 Villard Close

Approximate Gross Internal Area
 House - 2454 sq ft - 228 sq m
 Garage - 386 sq ft - 34 sq m
 Outbuilding - 215 sq ft - 20 sq m
 Total - 3055 sq ft - 282 sq m



GARAGE
 (Garage/Garden Room
 Orientation/Location Not Accurate)

GROUND FLOOR

FIRST FLOOR

SECOND 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)	85	
B		
(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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